Building Heights and Ancient Lights

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IT is some 45 years since London was startled by the erection of Queen Anne's Mansions at Westminster. It was the tallest secular building that had ever been erected in London.

It was peculiarly conspicuous as seen from St. James's Park, and, having been built in plain bricks, without any attempt at architectural treatment, it was regarded, and I believe is still regarded, as an eyesore.

At that time there was nothing to prevent the erection of such a building, except the Law of Ancient Lights, and, as a matter of fact, a famous action was brought against the building owners to prevent their injuring the access of light to the Guards' Chapel, and the building in the immediate neighbourhood of the Guards' Chapel was cut back, and this cutting back is one of its ugliest features.

The only revenge which the public could take was to call the building "Hankey's Folly," notwithstanding which, it evidently supplied a want, and became, and I believe still remains, a very successful and convenient block of residential flats.

After many years, that is to say, shortly before 1890, the building then known as Hyde Park Court, but now known as the Hyde Park Hotel, was erected on the south side of the Park, to an unusual height, and as a result there was an outcry against the erection of high buildings. I am not aware that the basis of this outcry was any deeper than "a dislike for the unlike."

The building itself was designed by Messrs. Archer and Green, and, in the opinion of some, of whom I am one, presents a very fine, and, indeed, in certain conditions of the atmosphere, a very picturesque block, as seen from Hyde Park.

However, the effect of the outcry was that, when the London Building Act of 1890 had been drafted, clauses were introduced giving to the London County Council the control of the height of buildings, the maximum being fixed at 90 feet. In the Act of 1894 this was reduced to 80 feet from the pavement level, plus two storeys in the roof, unless the consent of the Council were first obtained to any greater height.

It therefore became necessary, in order to secure any greater height than 80 feet, to make an application to the London County Council, and, should they give their consent to such increased height, it was necessary for the building owner to serve notices on all surrounding parties within a distance of 100 yards, so that their objections to the increased height might be considered by the Council.

In asking oneself the question why, so far as one is able to ascertain, no application for increased height was made between 1894 and 1920, one can only come to the conclusion that it was the fear of what might happen if one had to serve notices on all the neighbours within 100 yards which had so far discouraged applications for concessions, and this came home to me forcibly lately, when I learnt that one of our members, who in 1921 obtained a

height concession from the County Council, had to serve 600 notices upon surrounding owners.

The discretion left by the Act of 1894 in the hands of the L.C.C. had, therefore, by reason of its terrors, remained practically a dead letter until 1921.

In 1920, when the great demand for business accommodation in the centre of London which had arisen after the Armistice was inadequately met by the existing buildings, a very suggestive paragraph appeared in the estate market column of *The Times*, the writer asking, as London was obviously unable to accommodate its business, whether the time had not arrived when the London Building Act of 1894 should be so modified as to allow the erection of higher buildings.

It had fallen to my lot to design two buildings facing Kensington Gardens, three buildings facing Hyde Park, and a block of buildings facing the river at Chelsea Embankment, and in each of these cases I had been greatly impressed with the loss of opportunity which the regulation as to heights had forced upon me.

I therefore welcomed the suggestion in *The Times*, and followed it up by addressing to that newspaper a series of letters in which I developed the idea of higher buildings, at the same time drawing attention to the fact that these could be obtained, if the County Council exercised the discretionary powers which it already possessed, without the need of making any alterations in the Act of Parliament.

This correspondence aroused a great deal of interest and brought many replies ; and as a result, when the subject was becoming one of general concern, I thought it my duty to bring it under the *ægis* of the Royal Institute of British Architects, and therefore in 1920 I prepared and read before this Institute a paper on the subject, entitled " Higher Buildings for London."

The reading of this paper was followed by a discussion of unusual interest, in which a great many distinguished men took part.

Immediately after the reading of the paper the Institute appointed a Building Act Committee to study the Building Act as a whole, and, incidentally, the question of higher buildings, and I was invited to join that Committee, and was eventually appointed its Honorary Secretary.

This Committee held numerous meetings, and studied the question of higher buildings from every point of view, and arranged a series of conferences with the Building Act and the Fire Brigade Committees of the London County Council, the City Lands Committee of the Corporation of the City of London, the Metropolitan Society of Medical Officers of Health, the Incorporated Association of Retail Distributors, and the London Society, and, after an exchange of views, the Committee presented to the Council of this Institute their report, favouring the erection of higher buildings in London, recommending 120 feet in streets, and 150 feet facing parks and the riverside, and recommending provision for assuring fire resistance, fire escape, and sanitation.

This report was presented to and rejected by the then Council, and subsequently presented to and rejected by a general meeting of the Institute, and the Building Act Committee was discharged before it had completed its functions.

In the meantime the subject had aroused a large amount of attention and public interest, and hundreds of newspaper cuttings were sent to me from all parts of the country dealing with this topic. The subject has even penetrated the classroom, for Messrs. Trehearne and Norman have offered a prize to be awarded by the Society of Architects for the best essay sent in by its students on " The Influence of High Buildings on Civic Development."

This publicity had the effect of inducing the architects of several buildings which lent themselves to a greater height than the normal to apply to the County Council for consent to increased height.

One building was sanctioned 100 feet in height, and two others 110 feet in height, and *The Times* reproduced those designed by Sir J. Burnett and Mr. Campbell Jones to illustrate the fine architectural effect produced by these concessions.

The Bush Building, designed by Messrs. Helme and Corbett, was subsequently erected with a height on the Strand frontage of 106 feet, with a height on the return frontages of 124 feet, and this building is to have a central tower which will be 144 feet above the street. We have thus gradually climbed, in three years, from 80 feet to 110 feet, and from 110 feet to 124 feet.

Messrs. Trehearne and Norman's building, Africa House, Kingsway, is 106 feet high, the increased height being obtained by the setting back of the vertical face of the building above the 80 feet so as to be within an angle of 75 degrees therefrom, thus very ingeniously attaining height and dignity, without technically encroaching upon the terms of the Act.

The opposition, which had been very active, had once more raised its old war-cry of "No skyscrapers," when *The Times* was good enough to publish, on 23 February 1922, three drawings prepared by me, showing, alternatively, on an assumed site of identical dimensions, a building 80 feet high, a higher building of 150 feet, and a "skyscraper" of 600 feet high, so indicating to the public the fact that higher buildings were not "skyscrapers," and were, indeed, only one-quarter the height of the average "skyscraper." These drawings are photographed on a large scale (Fig. 1).

In the meantime, the Institute having abandoned its control of the subject, the matter drifted into the hands of the Incorporated Association of Retail Distributors, upon the Board of which all the great stores of London are represented, and this Association has formed its own Committee, which is now engaged in impressing upon the authorities the need for higher buildings, so as to meet the demands of the great industries in which they are interested.

The arguments against higher buildings have been that they would be unhealthy, that they would be unsafe, that they could not be attacked adequately in case of fire, and that they would be unsightly.

In the addresses which I made on behalf of the Building Act Committee of this Institute in connection with the conferences with the various public authorities, I traversed these criticisms, pointing out that, so long as there were no internal courts, high buildings would not be insanitary; that so long as modern methods of fire resistant construction were employed, they would be as fire resistant as lower buildings, and that with alternative staircases as means of escape, they would be no more difficult to escape from than lower buildings; that the objection that if a fire-escape staircase is outside a building it might be dangerous to use it in unfavourable weather, could be met by the fire-escape staircase being placed inside the

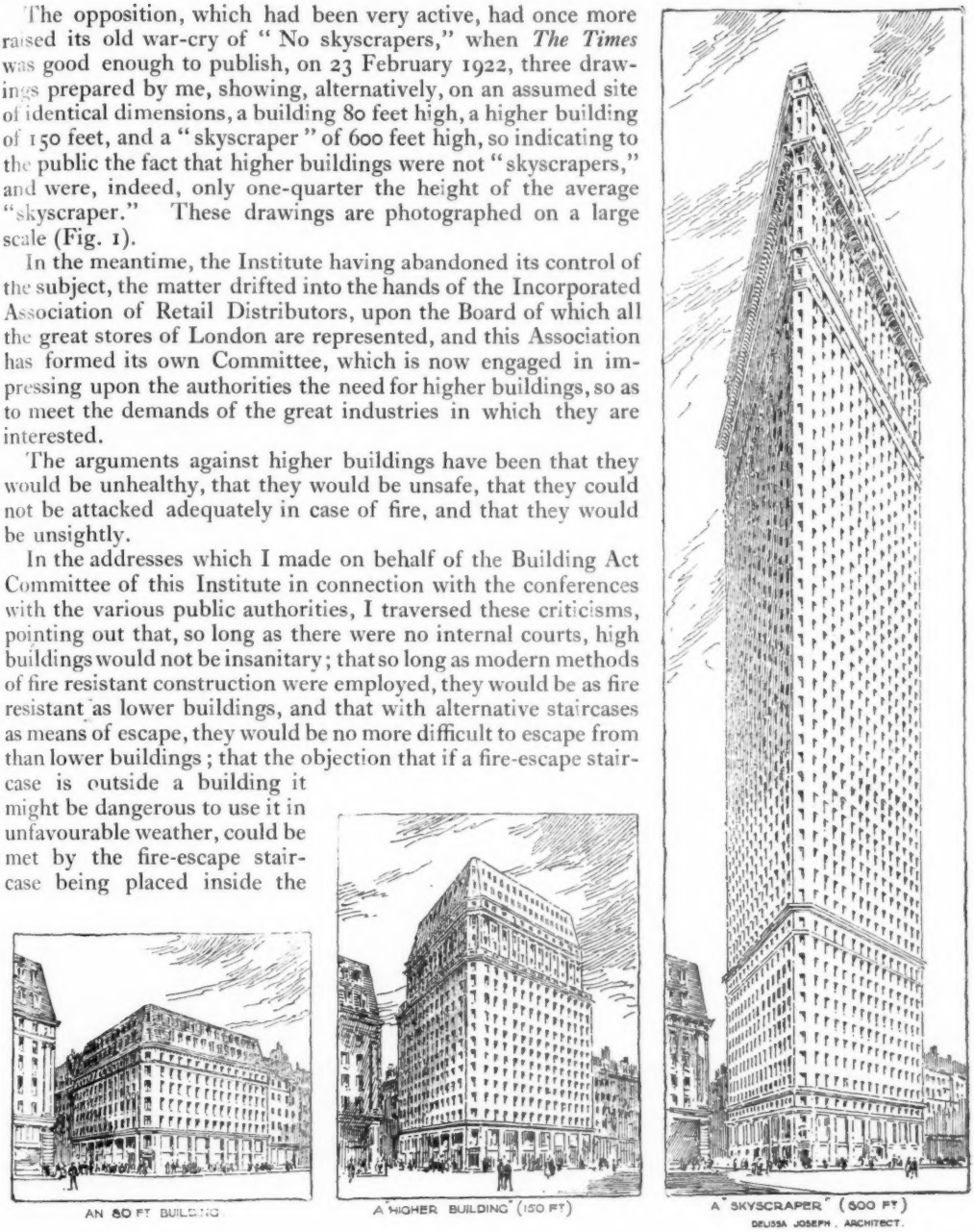


FIG. 1

building; that fire attack could be accomplished by building in the structures permanent dry stand pipes, with hose at each floor level, and that at the point at which the water pressure ceased from the mains the water could be carried to the higher levels by automatic electric pumps, such as are employed, for similar purposes, in St. Paul's Cathedral.

On this question of fire attack, Mr. Aubrey Thomas, who designed the Royal Liver Building at Liverpool, which is 170 feet above the river bank, with five additional storeys in the towers, and a total height to the top of the towers of 312 feet, pointed out to me, speaking with his experience as Consulting Surveyor to the Fire Salvage Association of Liverpool, Ltd., that a building of this type, with vertical dry pipes, with hose at each floor level, and with fire-escape staircases, could be attacked more promptly than ordinary buildings not so appointed, because while the engine is being attached to the base of the dry pipe, and sending water up to the hose, the firemen, without the employment of long ladders, could run up the emergency staircase to that part of the building which was affected, pick up the hose, switch on the high level electric pump, and immediately attack the fire, and that, the building being fire resistant, the fire could readily be localised.

I further pointed out that there should be no apprehension as to amenity, because it was obvious that, if American architects can produce " skyscrapers " 600 to 700 feet high which were things of beauty, British architects would have no difficulty in producing buildings 150 feet high which would be of real architectural interest.

Apart from the practical advantages of erecting higher buildings by their supplying the unsatisfied demand for accommodation in Central London, the construction of these buildings, in suitable situations, would have the same æsthetic value in the beautification of London as the " skyscrapers " have had in enhancing the architectural interest of New York. After all, man's aspiration through the ages has been towards higher buildings, and the great spires, towers and domes of the cathedrals, churches and public buildings of the world clearly indicate this aspiration, and show that in height has been found a method of expressing dignity, importance and purpose.

Higher buildings for London will not involve, as some of the critics allege, the construction of great rows of towering buildings of monotonous sky line, as, by reason of the necessary restriction which will be placed upon such buildings by the falling in of leases very gradually, their appearance on the landscape will only be occasional for many years to come.

In the 29 years which have elapsed since the London Building Act of 1894, the extraordinary development of London as a world centre of commerce, shipping and finance, and as a place of residence and of pleasure, has resulted in its having proved its inadequateness, on its present lines of development, to provide the accommodation necessary for its growth in these varied aspects, and as, alongside with this growth, there have been revolutionary changes in methods of construction, the time has arrived when the terms of the Act should be administered in a more generous spirit, and in order to enable the comparatively undeveloped and under-developed areas of Central London to afford adequate space for the varied interests therein centred.

The case for upward development of commercial buildings is practically unanswerable; whilst the case for increasing domestic accommodation facing parks, open spaces and the riverside is almost as strong, because if a greater number of persons could be accommodated around the open spaces in the centre of London, the less will be the amount of traffic between the outskirts and the centre, and the less will be the wear and tear and waste of time involved in journeying from places of residence to places of business; and, by increasing the opportunities for domestic accommodation in the neighbourhood of parks, open spaces and the riverside, the enormous benefit of living in these healthy and pleasant surroundings will be extended to a very much larger number of persons than can at present enjoy these privileges.

The subject of higher buildings is likely soon again to reach a practical stage, as the present Council of the Institute has reappointed its Building Act Committee, with instructions to study the whole of the Act of 1894 in the light of the needs of modern practice, and this Committee, which is now sitting, has already given some attention to the topic of higher buildings. It will probably be found, when it presents its report to the Council, to recommend a more generous administration of the present Act, although it may not be prepared to go quite as far as the Building Act Committee which was first appointed.

The broad principle of these recommendations will probably be found to take some such form as follows :—

That in streets 40 feet in width, buildings should be permitted up to 60 feet in height ; that in streets 50 feet in width, buildings should be permitted up to 75 feet in height ; that in streets 60 feet in width, buildings should be permitted up to 90 feet ; and that in streets 80 feet in width, buildings should be permitted 120 feet in height ; the broad principle being that the height of the building may be half as much again as the width of the street. The City, by reason of its peculiar circumstances, would still be allowed to put up 80-feet buildings in any street, however narrow, provided the street was constructed before 1862, subject to the surrounding ancient lights, but it would have the advantage, in its 80-feet streets, of being able to erect buildings up to 120 feet in height.

In this connection a striking fact emerges. Under the present Act, a building may be 80 feet high in a 50-feet street, with two storeys in the roof, absorbing thereby an angle from the pavement level at the opposite side of the street of 61½ degrees, whereas, in the proposed extension of the Act, a building 120 feet high with two storeys in the roof, in an 80-feet street, will only absorb an angle from the pavement level at the opposite side of the street of 58½ degrees. In other words, the proposed greater height in a wider street would absorb a lower angle of light than the present permitted height of a building in a narrower street. This is illustrated by the diagram (Fig. 2).

This ratio of 1½ times the width of a street would be in accord with part of the new policy recently laid down in New York, which allows buildings in business quarters to be 2½ times the width of the street, and in the residential quarters to be 1½ times the width of the street, the remainder of the building being kept within an angle projected from the centre of the street to the top of the main parapet ; the work behind that projected line to be accomplished by a series of sets-back, which the American architects have already converted into groups of magnificent towers, which have recently received high commendation from Professor C. H. Reilly, in *The Manchester Guardian*.

It can no longer be contended that a building half as high again as the width of a street will darken the opposite buildings, as it has recently been laid down in the case of Semon and Co., Ltd., *versus* the Bradford Corporation, that a building 73 feet high in a street 45 feet wide leaves the opposite owner in the enjoyment of a sufficiency of light, and the judge, in this case, therefore refused to grant an injunction.

Under the proposed modifications, buildings up to 120 feet in height would be permitted in streets 80 feet in width and in such positions as Portland

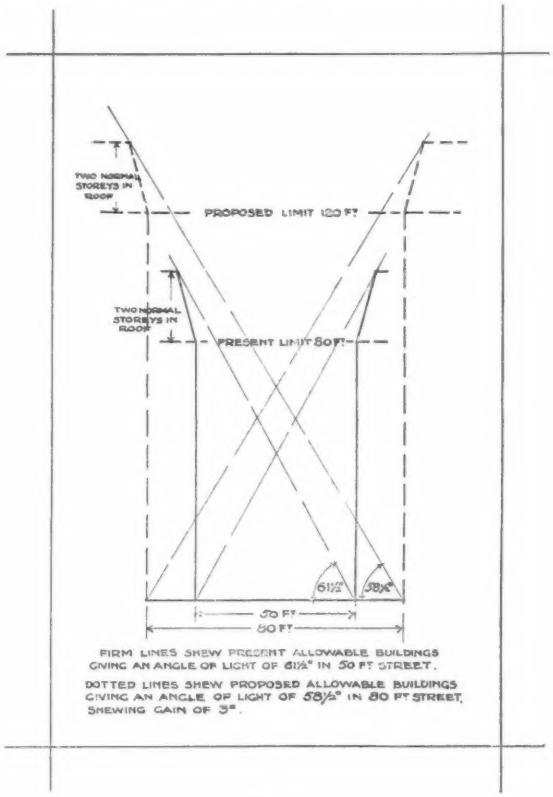

TWO NORMAL STOREYS IN ROOF
PROPOSED LIMIT 120 FT
TWO NORMAL STOREYS IN ROOF
PRESENT LIMIT 80 FT
61½°
58½°
50 FT
80 FT
FIRM LINES SHEW PRESENT ALLOWABLE BUILDINGS GIVING AN ANGLE OF LIGHT OF 61½° IN 50 FT STREET.
DOTTED LINES SHEW PROPOSED ALLOWABLE BUILDINGS GIVING AN ANGLE OF LIGHT OF 58½° IN 80 FT STREET, SHEWING GAIN OF 3°.

FIG. 2

Place, which is 125 feet wide ; Euston Road, which is 160 feet wide ; Marylebone Road, which is 120 feet wide ; Mile End Road, which is 145 feet wide ; and Clapham Road, which is 130 feet wide.

It will be realised that if the scheme being discussed by the Building Act Committee is adopted, it will take away the privilege which exists under the present Act, which allows a building 80 feet in height to be erected in any street, provided that street was formed before 1862, however narrow that

street may be, so that a concession in the present Act, which may become a nuisance, will thus be removed, except in the case of the City of London. It will be probably found that the Committee will recommend that the present provision as to spaces in the rear of domestic buildings, requiring such buildings to be set back within 63½ degrees from 16 feet above the pavement level, should stand ; and that the provisions with regard to ratio of lengths, widths and heights of internal courts shall also stand in the case of domestic buildings.

It will also probably be proposed that the return frontage of a building, which is at present limited to the height of the main frontage for 40 feet of its return, shall be extended so that the return frontage may be 50 per cent. higher than the width of the street in which it stands, without limiting the length of the return.

There is also a proposal for the abandonment of the present regulation requiring notices to be given to owners within 100 yards of a building the height of which is contemplated to be increased.

With regard to the question of buildings facing parks, open spaces and the riverside, it is proposed that buildings 150 feet high should be allowed, and also in such open positions as Hanover Square, which is 280 feet wide ; Trinity Square, 360 feet wide ; and in Lincoln's Inn Fields, which is 640 feet wide.

This modified scheme, if adopted by the Council, would meet many of the criticisms of the opponents of higher buildings, and would make it possible, in course of time, for London to attain, in its present thoroughfares, such an appreciable increase of height as will go a large way to meet the demands for increased accommodation ; and there is every reason to hope that, by the time these suggestions have been reported to and studied by our own Council, and have, in turn, been reported to and studied by the London County Council, the London County Council in its turn will so far meet the demands of its constituents as to incorporate these proposals in the new Consolidation Bill which it has in contemplation.

There is one practical aspect of the proposal for higher buildings which may well be borne in mind. One of the results of this proposed scheme for the adequate development of an inadequately developed London would be that the assessment of London would be gradually increased, and this enormous additional assessment, when capitalised, would be available, either for the widening of congested thoroughfares, or for the construction of artisans' dwellings, or for the relief of the rates in the poorer districts.

If it is contended that higher buildings would enable ground landlords to obtain higher ground rents, the answer is that it would make them liable for the payment of higher property tax, which would go to the benefit of the State.

The proposed amendments, if incorporated in the new Consolidation Act, instead of leaving the question of heights to the discretion of the London County Council, would definitely legalise the proposed increases.

But concessions with regard to the height of buildings would only be of qualified value so long as the development of London is held back by the Law of Ancient Lights.

The Law of Ancient Lights is founded upon the old Prescription Act of 1832, which, shortly, gives the right to a window being regarded as an ancient light if it has uninterruptedly enjoyed the access of light for a period of 20 years.

One advantage which the Prescription Act offered was in fixing the period which constituted the right, because, before that Act, the definition was that the light should have been enjoyed " during time whereof the memory of man runneth not to the contrary," which period was at one time fixed as the year 1189, on the first day of the reign of King Richard the First.

The oppressive application of this Act has, over a long period of years, been largely covered by Case Law, and up to the time of the famous Colls case, in 1904, an angle of 45 degrees was generally regarded as the measure of ancient light to which a window was entitled.

The Colls case modified the position by its being defined by the judgment that a man was only entitled to a certain amount of light " sufficient for the ordinary purposes of mankind," but, as this description was not defined by the Judges in angles, it has been the general practice, since the Colls case, to make the definition an angle of 50 degrees ; but this definition has been materially overruled by the recent case to which I have already referred, and, therefore, the position with regard to this subject is still in a very fluid state.

A convenient summary of the judgment of the House of Lords in the case of Colls at the suit of

Delissa Joseph, Architect

FIG. 3—WEST INDIA HOUSE, LEADENHALL STREET

Delissa Joseph, Architect

FIG. 4—RUTLAND COURT, KNIGHTSBRIDGE

Delissa Joseph, Architect

FIG. 5—COBURG COURT HOTEL, BAYSWATER

Delissa Joseph, Architect

FIG. 6—109 KINGSWAY

The Home and Colonial Stores, Ltd., was published by the Society of Architects in 1904, in the following terms :—

" That a man is no longer entitled to all the light he has hitherto enjoyed, but only to so much as is reasonably necessary, taking all the circumstances of the case into consideration ; and before he is entitled to relief, he must be able to show that any obstruction of his light constitutes a nuisance."

The latest dictum, however, is that what has to be established is not so much what you take away as what you have left, and that what is left should be sufficient for the ordinary notions of mankind.

It has been contended that if 1 per cent. of the total light reaching a given window-sill, from an unobstructed horizon, penetrates to the darkest part of the room behind same, a sufficient amount of light remains. The credit for this method of calculation belongs to Mr. P. J. Waldram.

Beyond this, injunctions have been granted in cases where the plaintiff only fears prospective damage, even before the buildings in question have been either demolished or re-erected. These are known as *quia timet* actions.

Other problems that present themselves from time to time are :—

Can an ancient light be maintained if, when reproduced in a new building, its plane has been recessed or advanced ? Can an ancient light be reopened and claimed for if it has been closed for a period ? Does temporary obscuration, such as ground glass and leaded glass and iron bars, prejudice a claim to ancient lights ? Does the special user of a window entitle its owner to special light or special damages ? And does the fact that two adjoining properties have at one time been in a common occupation deprive each property of the right of acquiring ancient lights one against the other ?

The result is that, apart from the restraint which its uncertainty places upon the adequate and definite development of a building site, it is difficult for a building owner to feel any certainty as to his being able to carry out his work without interference until the work is actually in progress, unless he adopts the expensive process of instructing his architect, before commencing work, to approach every surrounding owner whom he has reason to think might have claims to ancient light, and then designing his building in strict accordance with his neighbours' rights, unless he is able to purchase them.

And even when these precautions have been taken, there is no certainty that, at the eleventh hour, an undiscovered claim for lights may not be presented, which may completely embarrass the development of the site.

There is also the not infrequent possibility of opposite owners declining on any terms to sell their rights of light, and this would practically ruin the architectural aspect of a block of buildings, as has actually happened on more than one occasion.

An instance of this kind occurred in a building designed by me, West India House, Leadenhall Street (Fig. 3).

Where a building owner declines to pay compensation even if acceptable to the dominant owner, lop-sided buildings may also result, which is illustrated by three buildings of my design—Rutland Court, Knightsbridge (Fig. 4); Coburg Court Hotel, Bayswater (Fig. 5) ; and 109, Kingsway (Fig. 6). These photographs were taken by Mr. F. R. Yerbury.

To give some idea of the burden which the present situation places upon building owners, I shall quote two cases in which I was called in.

In one instance I had to settle 34 cases before the buildings could proceed, and in another instance 64 cases. In each of these instances I had first to discover all the ownerships, freehold, long leasehold, short leasehold and tenancies ; and, after these discoveries, I had to negotiate each individual case. The process took many months, and the payments out ran into many thousands of pounds.

In emphasising the need for reform I am drawing upon an experience of 40 years, during which time I have practised in a continuous glare of ancient lights.

The Law having given certain rights of light, they must be duly respected, but there is every reason why the present haphazard method should be superseded by a method which would enable the building owner to know precisely, before he started his works, what are his neighbours' rights, how those rights may be met, and how and on what terms they could be acquired.

In other words, what is needed is the establishment of a legal procedure which, whilst protecting all existing rights of surrounding owners, will enable the building owner definitely to ascertain his position before he undertakes the burden of his work.

Several efforts have been made from time to time to deal with this difficult subject.

BUILDING HEIGHTS AND ANCIENT LIGHTS

In 1893 a report upon the subject of Ancient Lights was prepared and issued by the Science Standing Committee of the Royal Institute of British Architects.

This report, shortly, suggests that when an owner of Ancient Lights considers his rights will be interfered with by a proposed building, he shall demand an inspection of the drawings, and, if he objects to the proposed work, shall serve formal notice on the opposite owner, sending the name of his surveyor who is representing his interests.

The opposite owner shall then appoint his surveyor ; the two surveyors shall meet, and, in the event of their being unable to come to an agreement, refer the question to an umpire, who shall decide what rights the respective owners have, and shall settle the question of alterations of buildings, and compensation, if any.

In the event of either party refusing to adopt the award, it shall be referred to a tribunal to settle, consisting of two barristers, three architects and three surveyors.

The award shall be binding except on the question of compensation, as to which either party will have the right of appeal in the High Court.

The sting of the report was in the last clause, which provided " that no building erected after a certain fixed date shall acquire any rights of light over neighbouring property."

This clause was condemned in the course of the debate which followed, and the report was referred back.

In 1898 the Society of Architects prepared a petition setting out the difficulties which the then condition of the Law with regard to Ancient Lights placed in the way of building owners, and urged " that a Parliamentary Committee be appointed to inquire into the present Law with regard to Ancient Lights with a view of saving the large amount of money being expended in determining the rights of owners in regard to same."

The deputation which presented the petition was received by the then Lord Chancellor, the Earl of Halsbury, who informed the deputation that he would give the matter his careful consideration. However, so far as I am able to discover, nothing resulted from this action.

In 1900 Mr. Fletcher Moulton, K.C. (afterwards Lord Moulton), Professor Beresford Pite, and Mr. J. Douglas Mathews read papers before this Institute on the question of reform in the law of Ancient Lights.

Mr. Fletcher Moulton, in his paper, argued in favour of compulsory purchase of rights of light, on the same lines as compulsory purchase of land when required for public improvements or railways.

He also advocated that the Court should be strengthened by having architect-assessors, in the same way as the Admiralty Court has the aid of the Trinity Masters. He further suggested that the Court should have wider powers, which would enable it, with the aid of the assessors, to adjust such cases on terms such as " honest and reasonable men, with practical knowledge, would arrive at, as a proper solution if the case were to be settled outside the Courts, instead of inside."

In reading the report of the debate which followed, in the JOURNAL of 18 April 1900, I find that I took an active part in the discussion, and strongly advocated arbitration between the architects of the respective owners, as affording an easy solution to most difficulties.

This is a policy which I have consistently advocated, and frequently put into practice.

The outcome of this paper's discussion was the formation of a Joint Committee, appointed by this Institute and by the Surveyors' Institution. The Committee included besides Mr. Fletcher Moulton, Mr. Douglas Mathews, Mr. Edward A. Gruning, Professor Roger Smith, Mr. (now Sir) Alex. Stenning, Mr. A. T. Stewart, Mr. H. Chatfield Clarke and Mr. G. M. Freeman, K.C.

The result of the work of this Joint Committee was the production, in 1903, of an Ancient Lights Bill to amend the law relating to easements of light, which was read for the first time in the House of Commons on 22 June 1903.

I have prepared the following *précis* of the chief features of this Bill, as follows :—

(1) A provision that a dominant owner shall be only entitled to such an amount of light as is reasonably necessary for comfortable use and enjoyment of a dwelling house, and for beneficial use and occupation of a place of business ; that a dominant owner shall not be entitled to any extraordinary amount of light necessary for any particular purpose.

(2) A provision that an owner who is fearful that by the passing of time his neighbour may obtain rights of light over him, and which, according to the current practice, he might seek to protect by the erection of a screen, may protect his rights without erecting a screen, by serving a notice, in writing,

upon the opposite owner, such notice being regarded as adequate protection against the acquirement of dominating lights.

(3) A provision that a dominant owner may call upon the servient owner to produce plans of his new buildings and records of his old buildings ; that within seven days of such inspection the dominant owner shall serve upon the servient owner notice of his objections or the terms upon which he is willing to permit his lights to be interfered with ; that the servient owner shall, within a further seven days, notify the dominant owner, in writing, either that he accepts the terms of purchase of the lights or that he will submit to the dominant owner's requirements for modification ; that if the servient owner is not willing to accept the terms, he shall, within seven days, serve notice upon the dominant owner to that effect, and shall state the name of the surveyor selected on his behalf.

The two surveyors so appointed shall, within ten days of appointment, meet together and endeavour to adjust the issue, but before doing so they shall appoint an umpire, to whom the matter shall be referred in case they fail to agree. The umpire is to view the sites of the dominant and servient owners' premises, and to make his award within 21 days after appointment. The surveyors or the umpire are to decide the right of the owner who proposes to build to carry out his works ; the alterations necessary to his buildings so as to prevent or lessen obstruction of light to the dominant owner's premises ; the amount of compensation eventually to be paid ; the alterations in the dominant owner's premises required to ensure enlargement of light area in the dominant owner's premises, so as to reduce the damage, and the amount of costs to be paid by either party.

In the event of either party neglecting to appoint a surveyor, and in the event of no umpire being agreed upon, the Presidents of the Royal Institute of British Architects and the Surveyors' Institution shall appoint the surveyors and the umpire.

(4) The award of the surveyors or the umpire to be conclusive, except that either party may appeal, within 14 days, to a tribunal of appeal, which shall have power to rescind the award or modify it.

(5) If the appellant refuses to accept the decision of the tribunal and gives security, he may, within one month of the decision of the tribunal of appeal, bring an action in the High Court.

(6) The Bill provides for the composition of the tribunal of appeal ; three members to be appointed by a Secretary of State, three members to be appointed by the R.I.B.A., and three members to be appointed by the Surveyors' Institution, and provides that the tribunal is to be capable of holding its sittings in any part of England ; there is a provision for the payment of fees, to be fixed by a Secretary of State, to the members of the tribunal, which has power to appoint clerks at salaries to be fixed by a Secretary of State, and to establish offices for the purposes of their work.

(7) There is a special provision that the members of the tribunal shall personally visit the premises in question, and that the parties shall be entitled to be heard, either in person or by counsel, and the tribunal is to have power to administer the oath to witnesses.

The order of the tribunal of appeal may be enforced by the High Court as if its order had been an order of the Court.

(8) There is a further provision that, if a dominant owner brings an action against the servient owner for an injunction, either party may apply to the Judge of the High Court to hear the action with assessors, or to refer the matter to arbitration, and that, if, on hearing such application, the Judge shall be of opinion that the claim may be satisfied by damages, the motion may be referred to arbitration ; or, if the Judge is of opinion that the action for injunction has been unreasonably commenced, he may order the party bringing such action to pay the costs of the defendants.

It will be observed that this scheme, whilst setting up a tribunal, does not put an end to the possibility of litigation.

I can find no record of what became of this Bill, nor why it did not proceed beyond the first reading.

In 1918 the Council of this Institute, at the suggestion of the late Mr. H. T. Hare, attempted to deal with one aspect of this matter, by drafting a Bill having for its purpose the preventing of the acquirement of new rights of light, but it is now generally recognised that this Bill would have had no chance of becoming law, and that, if it had become law, it would have resulted in grave hardship in the course of time, inasmuch as, one building owner having no control over another, buildings might be erected in such a manner, in relation to each other, that both owners would be injuriously affected by the absence of any control of

rights in relation to lights, showing that there may be good as well as evil in this question of ancient lights.

The only practical attempt which has so far been made to deal with this matter, by procedure outside the Law Courts, has been the work carried out by the Dean of Guild Court in Scotland, before which body all plans of proposed new buildings are placed to enable it to decide, as between the respective ownerships, what would be the proper height of frontages and the height and width of areas, so as to afford mutual lighting facilities to adjoining and opposite buildings.

The present Council of the Institute has recognised the urgency of this question of Ancient Lights, and has requested the Practice Standing Committee to investigate the matter, with the view of drafting a Bill.

The Practice Standing Committee has appointed a sub-committee, who have been giving close study to the subject, and this sub-committee will, doubtless, in due course, present the draft of a proposed Bill, the effect of which would be to place the procedure with regard to ancient lights very much on the lines of the procedure at present adopted with regard to party walls under the London Building Act of 1894, a suggestion which emanated from Mr. Sydney Perks.

The position with regard to party walls is this :

When a building owner proposes to erect a new building next an existing party wall, and desires to underpin that wall or to thickness it, or to cut into it, or to raise upon it, he has to serve a notice upon the adjoining owner. The building owner and the adjoining owner each appoint an architect to represent them, the two architects then appoint a third architect, and any two of the three architects, after conference and inspection of drawings and buildings, prepare and issue an award, stating the nature of the work to be done, the manner in which it should be carried out, and at whose cost, and this award is binding upon all parties. Thus the rights of each party are clearly defined.

I think it will be found that the proposals of the Ancient Lights sub-committee, which they will submit to the Council, will therefore probably take some such form as follows :—

Two months before commencing to build or pull down or alter his premises, the building owner must serve upon the adjacent and surrounding owners who may be affected by the height of the new buildings, notices of his intention to build, and he must exhibit to them the drawings showing his proposals.

The adjoining or surrounding owner having the enjoyment of ancient lights will appoint an architect to represent his interests to meet the architect of the building owner. The two architects will then appoint a third architect as arbitrator. If the parties are unable to agree upon the arbitrator, the arbitrator is to be appointed by the President of the Royal Institute of British Architects.

The arbitrator will examine the plans, the site and the surrounding premises and the ancient lights alleged to be affected. He will then issue an award in which he will first define the line within which the new buildings may be erected, and which will not, in his opinion, affect the ancient lights which the surrounding owners possess, and he will further define that, if this light is affected by raising above the defined line, what compensation shall be paid to the surrounding owners.

The building owner will, therefore, have the option either to keep his building within the line defined by the arbitrator, or to pay the awarded compensation for encroachment.

As it very often happens that a small alteration in a surrounding owner's building by the enlargement of a window may give him some measure of increased light to compensate for some of the loss, in such cases the arbitrator will have power to direct that the building owner shall, at his own cost, execute these works of improvement on the adjoining premises.

Now here is a practical scheme which, if adopted by the Council, will completely protect owners of *bonâ fide* ancient lights, and which will enable the building owner, before he starts his work, to know precisely what he may do, and what he will have to pay in order to do it.

He will, therefore, be able to proceed with his work, with his mind free from the constant fear of writs for injunctions, and his architect will be able to sit down to his design with an untroubled mind.

I have associated the subject of building heights with ancient lights, because they are so largely allied to one another, and interact so materially one upon the other.

It is not sufficient to ask for a waiving of the present administration with regard to building heights, so long as the application of the law of

Ancient Lights is administered as at present, and it is futile to pursue the question of building heights without at the same time attacking, in a common-sense way, the question of ancient lights.

Both these matters stand together. Both these antique laws offer a continual obstruction to the adequate development of this great city, and are the cause of the frustration of many important operations. Both are subjects of so immediate and practical a character as to be worthy of close study and constructive reform by the members of this Institute, and it is for these reasons that I have ventured to place before you, at some length, the urgent need for these reforms, and to suggest the lines along which these reforms should be pursued.

I submit that this question of restraint on development is not a local question, but a national question, insomuch that, unless facilities are given for the adequate development of the business area of the heart of the Empire, the consequent scarcity of accommodation must necessarily react against the growth of national prosperity.

Discussion

THE PRESIDENT, MR. PAUL WATERHOUSE, M.A., IN THE CHAIR.

The Rt. Hon. Sir WILLIAM BULL, M.P.: I did not know I was to be called upon to move the vote of thanks at once ; I thought there would first be a general discussion, and that at the end of it I should say a few words, after hearing various opinions, and in a way sum them up. But as your President has decreed that I shall move the vote at once, I have very much pleasure in doing so.

I am an amateur on this subject, and I am surprised that I have been invited here, because my knowledge of it is so meagre, but I have had the pleasure of knowing Mr. Delissa Joseph for about thirty-five years, and therefore, when I knew he was to read a paper, I naturally responded to the invitation and said I should be delighted to come. I followed Mr. Delissa Joseph's correspondence in *The Times* with a good deal of interest, but I am somewhat prejudiced against the whole idea. I have always taken a deep interest in London and its streets. Any building which is erected in London, or anything which alters the configuration of any part of it, I watch with interest, and it is always a delight to me to see what is going on. But I recognise that to-night I am sitting in the presence of distinguished men, who know much more about these things than I do. I find difference among architects themselves as to heights of buildings ; yet naturally we laymen look to the members of your profession to give us a lead on the subject. The majority of foreigners are immensely impressed and surprised with the lowness of our buildings, and I think they are delighted and interested at the fact that we have restrained ourselves and that we have not erected towering buildings such as there are in foreign countries, especially in America. That has been our deliberate intention, operating back through many centuries, and therefore it would be a very serious thing to alter that state of affairs. But I think Mr. Delissa Joseph, in his well thought out paper, has made out a very good case upon which to discuss the matter, especially on open space frontages such as Lincoln's Inn Fields, the parks and the River, where buildings could go to a greater height than now. The land in London is becoming more and more valuable as time goes on. For instance, we have a charity in Hammersmith which used to bring in an income of £17 a year from certain fields, and the land is now bringing in between £8,000 and £9,000 a year ; and there is no doubt that process is going on in many places to-day. Therefore we should take this question into consideration here and now.

I followed with interest Mr. Delissa Joseph's remarks in regard to ancient lights. I recollect Mr. Hankey ; he was a client of my own, and a very persistent man. He was a good client from the professional point of view, but he worried one's life out ; he sat on the doorstep and was continually asking how his cases were going on, and he fought the rating authorities, the Post Office and everybody. He on one occasion fought the Post Office to a standstill. He insisted on giving to a certain road a different name from what it had been known by ; he was determined the street should be called by another name, as he said it would improve the value of the property. The Post Office people said the street should continue with the name it had borne ; but Hankey provided the people living in the street with headed notepaper free, and so the Post Office authorities had to deliver the letters, and there were so many hundreds of them that they had to capitulate.

In 1894 the case of "Colls *v.* The Home and Colonial" caused a revolution, and there is no doubt it has been responsible for more damaged buildings and bad architecture than any other case. I remember we were acting for Brown's Hotel, a quiet hotel in Dover Street, and we stopped the building of a ladies' club opposite. They had a capital design, but we spoilt it. We shaved off the front of their building, and you see the thing going back, with a quarter of its façade gone.

Mr. Delissa Joseph evidently dislikes the law; he seems to have a deep-seated antipathy to lawyers, because he harps so much upon arbitration. But I think his scheme of arbitration is somewhat complicated. You appoint two architects, then an umpire, then another umpire, and if they do not agree, another. And, in the long run, it often comes about that you have to go to the High Court. I do not mind; I do not think it will decrease the profits of my profession, but I am doubtful whether it is not better to keep as far as possible to the Courts rather than to these amateur courts which are set up, for I think your professional courts result, in the long run, in more inconvenience than going straight ahead with a writ or an injunction in the ordinary way. I may be prejudiced on the other side; perhaps I am, but in practice I have found that is the best way.

Mr. Joseph has slated the Building Act of 1894, but I think that is a great charter. True, it wants altering now, but it has done a great deal for London in an honest attempt to settle many difficult questions. While I agree that the law on the matter wants codifying and putting into order, I do not think it is fair to say it was a bad Act of Parliament. Having regard to the position of things as they were, and the general condition of affairs, that Act has worn fairly well, and I think there are many good points in it. But I also agree with Mr. Joseph that the time has come when we must adapt it to present conditions. I remember Fletcher Moulton's Act in 1903. Mr. Delissa Joseph wonders what became of it. Well, it was like so many other Acts of Parliament, it was stillborn. It was a private Bill, and at that time all Bills brought forward were read a first time, the principle being that the House considered that the author of any Bill should at least have a run for his money, and for many years such Bills had "a first hearing" as a matter of course. If the Government of the day did not think it worth while to take any particular Bill up, it died.

The subject of ancient lights is a difficult one, and I never can make up my mind as to what property people can acquire in light and air. It is a question of the other man being lucky enough to get his house up first, and whether by doing so he has a right to the light and air of the fields and meadows all round; whether he can prevent his neighbours putting up buildings inside "his angle," as it is called. If a man puts up a house in the middle of a field, has he rights over other people who, for some reason, did not put up their house at the same moment? Has the man a claim to priority as to light because he put up his house first?

I hope a satisfactory solution of this question of height may be arrived at; and that the architects here present will arrive at a conclusion which will be useful and instructive.

Sir SYDNEY SKINNER, J.P. (Chairman of Messrs. John Barker and Co.), in seconding the vote of thanks, said: Mr. Delissa Joseph's paper relates to the present law relative to certain matters, and the past attempts which have been made to alter the law by different bodies. The technical detail is very involved, and I am sure the architects present will forgive me if I do not attempt to deal with it. The type of building I have in mind to meet the requirements of my own trade and my own particular firm, which, as you know, is a large distributing firm, is a store building, and the points I would like to have considered by your profession are the height, certain architectural features inside and out, and the floor areas for the accommodation of fittings in the different departments. I should leave it to architects, of course, to provide the most suitable design and construction, and meet all fire requirements in accordance with the law. I recently paid a visit to America, and I spent nearly three months there in looking over various buildings, chiefly those connected with the distributing trades. I am not at all concerned with "sky-scrapers," and I do not know that I want to see sky-scrapers in London; but I can conceive of no difficulty in having buildings of a reasonable height, say 125 feet, on wide thoroughfares. We are concerned with laying out a building, as we conceive it, which would meet the needs of the public and be an infinitely safer place for people to shop in. We want big open floors for our business. You can go through store after store in America, and directly you enter the front door of the building you see before you a big open vista. Sometimes those buildings go down two, sometimes three, floors in the basement, and some of them go up to fourteen storeys in height. They are connected, at each end of the building, by big batteries of lifts, and one floor is easily accessible from every other. The kind of building I have in mind is one in which the floor space is not divided up. These buildings are generally 200 to 250 feet in width and 200 feet in depth, and they have an open uninterrupted area from one end of the building to the other, and the departments, as arranged, are much more accessible to the public than in our own buildings. In a very few buildings they have a well, but they are not very fond of wells in America, and some of the buildings are having them closed up. I admit the public authorities in this country are prepared to give an open vista to a greater extent than formerly, and in order to get this open vista one must have a building in which the floor must be a certain height, otherwise it would seem to partake of the nature of a tunnel. So you can conceive that when a firm have to give a very high price, as they do when they erect a building in the City, either by lease or purchase, for a plot of land, they want to be allowed to build to a greater height than 80 feet. Otherwise the floor space is very considerably limited, or you have a narrow height in which goods will not show to advantage. I take it that the London

Building Act was framed at a time when the lighting arrangements were not nearly so good as they are to-day. We should not be so much concerned, in the modern building as I conceive it, with lighting, because artificial light is an excellent thing in its way, and it illuminates a building more reliably and evenly than the half-subdued light you get in London for such a large part of the year. We have now the means of giving all sorts of colour effects to the various goods we display, which can be done better than in a natural light. If we have a building limited to 80 feet in height, we have a building which is limited to a few floors, and I cannot see why the maximum height should not be raised from 80 to 100 feet, or even to 125 feet where possible, and under suitable conditions. I do not altogether agree with Mr. Delissa Joseph in regard to the height of buildings in relation to the width of the street they face. Personally, I do not want to see these narrow streets in London with high buildings, and I think that if Mr. Delissa Joseph would eliminate that side of his argument and confine himself to trying to get concessions from the public authorities with regard to buildings on, as I conceive them, sensible lines, and buildings to greater heights on suitable sites, he might succeed. I ask you to lend your support to that point of view. I am also confronted with public authorities, and the only argument of weight is in regard to provision against fire. I am told that the London County Council have not the apparatus to fight fire at more than a given distance. I do not know how that difficulty is got over in America, but undoubtedly it is got over. The buildings there are built with fire-proof floors, and, in my opinion, if a panic were to take place in an American building on account of fire it would be infinitely easier to empty that building than to empty one of similar purpose here, built under the present Building Act. The great fear of fire is one which is obviously present in everybody's mind, and one of the results of fire is panic, brought about largely by the unknown. If the building in which a fire occurs is one in which you can see right down the centre, the panic is not likely to be so intense as when people have the feeling that they are shut up in a room, and they do not see the way directly out into the open. I think that in the recent rebuilding of Regent Street a fine opportunity has been lost. I do not know why the buildings there have been limited in height, but, in my opinion, they would have been infinitely finer buildings if the architect had been given larger scope. The buildings, I suppose, are going to stand for at least 80 to 100 years, and that particular street is now stereotyped for that time. Higher buildings would have made of it a much finer street, and you would have had buildings which would not only have attracted the resident population of London, but would have also attracted people from other countries, a thing we traders are very keen about. We want to make London very attractive, we want to make it a great trading city, and we want permission to put up buildings which are suitable for our trade. We are out to fight Paris, if we can. Paris has a type of store building which we do not want, and we are not asking for that kind. I believe the difficulty in regard to fire, which is the only tangible one which has been advanced, the only one which has made any impression upon me, can be overcome, and should be overcome. I would ask you to take this matter seriously into consideration, to see if you cannot come to some agreement and present a case to the London County Council that will permit of the erection of buildings such as we require, and buildings of added beauty to the City of London.

I have very great pleasure in seconding the vote of thanks to Mr. Delissa Joseph.

Professor BERESFORD PITE [*F.*]: I am sure it has been a pleasure to hear this lucid and interesting review from Mr. Delissa Joseph on his aspect of the subject. We find a certain stimulus in light and air cases; they introduce a pleasant pugnacity into the office, and I do not know that I am betraying any secrets which I should not when I say that we find them remunerative. And where a brother architect is advancing pretensions towards the sky, he bestows remuneration upon a number of architects who prevent him soaring so high. We all suffer from the malignant outlook of these disreputable windows which domineer the sky, and hide, perhaps, some unlucky basement resident, screening the bedroom of some solitary tenement, perhaps poor and miserable. And, generally, we feel that the poor must be sacrificed to the rich; the lowly must give way to the lofty, the basement must be sacrificed to the altitude of the intending builder. But I think that in a general review of the question there is no denying the fact that this very uncomfortable and distressing law of light and air has preserved for the dwellers in London as a whole, in the poorer parts and in the very narrow streets, an amount of light and of air which it is well to record and well to indicate as a blessing attaching to this unhappy duty of our profession. Sir William Bull interests us in Hankey and his "folly," but if Mr. Delissa Joseph had his way there would be another folly, Delissa Joseph's "folly," on the opposite side of Petty France. What will Westminster be worth if this higher building movement is to be extended everywhere in the interests of millionaires, to put it mildly? I do not want to be impracticable, or obstructive, or needlessly pessimistic about this question, but I would also like to enter this caveat against the buildings of the all-powerful millionaire dominating the poorer tenants of humbler dwellings. We will grant, as Sir William Bull grants, that an open site facing the river or a park might have a building as high as the Tower of Babel, on the front; no architect would object to that. We want no coaxing on that ques-

tion at all. The bait is irresistible, the opportunity for the flight of the imagination upwards would be taken. But we are bound to consider the fact that the front and the open site has a back and a side which are not open. I will grant Mr. Delissa Joseph everything his heart can wish if he will practise it on an island site wholly owned by his client. Why not emulate Selfridge; secure your site, and be at liberty? Why should you claim that on one side of an enclosed site you can go up to heaven and put into shadow everybody who is behind you? That is unreasonable, and all the attractions of building high in front are nullified if you forget that behind that front is the back, and it is the back which the city cares about practically, more than any artistic effect of the front. So, granted an island site surrounded with a thoroughfare of sufficient width in relation to his proposed height up to heaven, I will give Mr. Delissa Joseph my heartiest blessing, withdraw my wrath against his *Times* correspondence on this subject, and say "Go on and prosper, provided you keep your height relative to the width of the streets by which you are surrounded."

Regent Street has been referred to. Until it was recently destroyed, it was the pleasantest, best lighted, sunniest street in London. That has gone. Why was it so good? The width of the street was 90 feet, the height of the buildings was 45 feet, and the street had a character of pleasantness which made it the premier shopping street in London. The pressure of events has forced buildings there to the height of 80 feet, the height fixed as a limit by the Building Act of 1894. Sir Sydney Skinner wondered why that street has been spoilt by that limit of 80 feet. Behind Regent Street there is a little street called Regency Street, on the east side, running at a very short distance from the front, and others continue down. So your height of 80 feet in Regent Street is not attainable at the back; there is a congested area. When Regent Street was laid out as a street a hundred years ago, it was cut through the slums of Soho. There is Foubert's Place and its butcher's shop still left, so you cannot unduly prolong or extend the height of your front without affecting these narrow streets at the back. London, by its antiquity, is a network of narrow streets; and if we listen with unguarded ears to the wisdom of Mr. Delissa Joseph, we shall have the difficulties of living and working in London enlarged and increased rather than diminished. The remedy must be found elsewhere. With its enormous increase in population London is bound to extend. The increased facilities for traffic are already shifting the marketing and shopping centres to relative distances around London, to Kensington, Brixton, Peckham, which are becoming large centres themselves. The need for increased height generally in London is not approved here. The eagerness and anxiety, I had almost said the greed, of certain landowners to extend their buildings upwards at the cost of the citizens is manifest; and it is against this that the Institute, charged with care for the public health and amenities of the population, protests. I take pleasure in the skill with which Mr. Joseph continually brings back this question, for he knows that while he is charming the world outside, we are unaffected. He has led the red herring of ancient lights skilfully across our path, but it is thoroughly stale and only excites the most hungry of appetites. I beg to tender my thanks to him for the interest he still maintains in the subject.

Mr. KEEN, the Honorary Secretary, said letters regretting their inability to be present had been received from Lord Ashfield, Lord Waring, Lord Bethell, Sir James Boyton, Mr. T. H. Maugham, K.C., and Dr. Mitchell Bruce. The following memorandum had been received from Mr. RAYMOND UNWIN:

The conclusive reason why London should avoid high buildings is that there is nothing to be gained by it. Any advantage which an individual owner of a building plot or a building can derive from increasing the height of his building is directly obtained at the expense of the public, who must suffer all the inconvenience and delay of the increased congestion of traffic, and must find the money to widen the streets to mitigate that increased congestion. The London streets are barely wide enough—in many places they are not nearly wide enough—to accommodate the traffic due to the present height of buildings. If that average height in any area is doubled, it is certain that the traffic will be at least doubled, and probably increased more. Hence to maintain no greater traffic congestion, the width of the streets ought to be doubled concurrently with the doubling of the height of the buildings. If this were carried out, the reduction of the area of the building blocks would be so great that any advantage in the total volume of the building owing to the increased height, would be largely offset by the fact that the total area on which to build would be very greatly reduced. In England, so far, we have only had to meet the outer fringe of the motor car problem. In America the number of motor cars to population is now more than one to every ten people in the whole country. There are twelve million motor cars in the United States. In this country there are only about 500,000. It is clear, therefore, that we must expect an enormous increase in the number of motor cars in this country. America has not even reached its saturation point, and is making cars at the rate of a half a million per month. Owing to the great average height of the buildings, not only in New York but in many other cities, combined with the number of motor cars per 100 persons, street area that would be required to give reasonable facilities for the owners of cars is quite impossible to provide, and the advantages of owning a car in New York are rapidly diminishing. It is only necessary to take such an example as the Woolworth Build-

ing. It is occupied by 14,000 people in the daytime, and if we were to take the normal proportion of cars, the 1,400 car owners might reasonably wish to have their cars waiting to take them home in the evening. This would involve a continuous queue of cars five miles long to serve this one building. Anybody who has seen the traffic conditions in New York, with its enormous street area and many hundred feet wide roads, and who has realised the extent to which the private motor car may be adopted, cannot but realise that any increase at all on the average height of buildings in London must lead to the most serious congestion and to the necessity for a lavish outlay on road widenings.

People in this country usually imagine that New York consists of Manhattan Island, and that therefore something in the way of area covered by the city is gained by the high buildings. On the contrary, about a quarter only of New York inhabits Manhattan Island, and three-quarters the surrounding area. It is only necessary to take a few journeys to the suburbs of New York, or to inscribe on scale maps circles at a five and ten mile radius from the centre, to realise that even in the matter of space covered, there appears to be little if any gain from the adoption of high buildings.

There is any number of other disadvantages, less ponderable but perhaps really more important. Nevertheless, the conclusive reason which has brought about a curtailment of the height of buildings all over America, and which will put a stop to it in London if London is foolish enough to attempt to copy America's outworn practice, is that the higher building increases the concentration of traffic, requires wider roads, reduces the area available for the buildings to stand on, and in the end has no substantial advantage of any kind to show.

Mr. W. R. DAVIDGE [*F.*] : We have the advantage of having with us this evening a distinguished architect from New York, and I hope that before the evening is out he will have an opportunity of telling us his New York experience and what they think there on the subject of high buildings. I understand Mr. Joseph has not yet had the opportunity of visiting New York, and I hope he will do so before long.

I feel great sympathy with the point of view which has been put before us by Sir Sydney Skinner, and the delightfully humorous speech of Sir William Bull. I think this challenging attitude in people's faces, which he showed us, gets at the bottom of the question of light and air. I can hardly believe that Mr. Delissa Joseph, after living forty years in the glare of ancient lights, is anxious to destroy his source of livelihood. This law of ancient lights has, to some extent, been an advantage. Mr. Joseph is wrong when he refers back to the time of Richard I. As a matter of fact that particular Act of 1189 (known as Fitzalwyn's Assize) particularly said that no right of ancient light should be acquired ; there should be no right against the neighbour. And that Act was not only the first Building Act of London, but it was the first Act which said that ancient lights shall not be acquired. That is contrary to Mr. Joseph's interpretation.

Another point which should be nailed to the counter now, I think—and I hope our American friend will nail it to the counter—is the definition Mr. Joseph gives of " skyscraper." He gives a diagram of a building of 80 feet, another of 150 feet, and another of 600 feet, and he says the last is a skyscraper, the others are not. If that is so, there are only four skyscrapers in the world. I think Mr. Joseph can hardly be serious in this. We all admire Mr. Joseph's pertinacity in giving us this subject continually, and I admire the choice of words in which he urged the necessity of increasing the height of buildings to increase their dignity and importance. Personally I think that when it comes to certain buildings it is not a question of their dignity and importance so much as dignity and—certain words sometimes related to that, but not importance.

I feel we can do much to influence or ease the position of storekeepers ; theirs is a genuine case which, in the matter of cubical extent, we could do much to meet, and I hope the Institute will not shut its eyes to that possibility, remembering that London must not be spoilt for the benefit of any particular section of the community. Stow speaks in his *Chronicle* of what happened to people who tried to build excessively high buildings. The first case referred to a man who built a high tower to overlook his neighbours ; but he had no sooner built his tower than he was smitten with blindness. Another was a merchant tailor in the City, who built a tall building so that might have the privilege of overlooking his neighbours, and he was so severely smitten with the gout that he could not climb to the top of the building to look out. That shows that even in those days there was a constant fight between ordinary decent people and those who wanted to steal a march on their neighbours ; and that is continually going on. It should be realised that architects want to work with the commercial element, to give commercial people what they want, but perhaps in a slightly different form to that suggested by the lecturer. What they want is not excessive height but a reasonable height combined with a reasonable cube, and if that could be secured, we should find that, after all, Mr. Delissa Joseph had rendered a service to the profession by his persistency in bringing up this time-honoured and rather time-worn subject.

I have much pleasure in joining my thanks to those of the proposer and seconder, and congratulating Mr. Joseph on a very interesting summary, especially in regard to the law concerning ancient lights.

Mr. W. W. SCOTT-MONCRIEFF [*F.*] : It seems, from the paper and from the discussion which we have just heard, that there is a comic element in them. Someone started the idea some time ago—I believe it was a

politician—that one could get 9d. for 4d., and the cry has been so often repeated that most of us feel that we really can get 9d. for 4d. If the area of the City of London is taken as two square miles, and if the population within that area is liable to be increased by, say roughly, one-quarter, by some such precedent as Mr. Delissa Joseph would create, we should find ourselves involved in very serious traffic problems. There was the case two or three months ago of Holborn being " up," and it was extraordinary to see the complicated engines of war which were brought up to relay that thoroughfare. If the already too densely populated area of London is to have its population increased the problems arising will be very serious, and the most serious of all will be the street traffic problem. We cannot hurl hundreds of thousands of tons and hundreds of thousands of people at high speeds along the roads without having to pay dearly, and if the roads are made of concrete what is spared to the roads will not be spared in tyres and wear and tear on engines. There must be a balance in these things beyond which we cannot go. It is impossible to get 9d. for 4d.

We are all agreed that London must expand, but London is the only city I can think of at the moment which has been decently developed upon one side of its river only. We have a magnificent river, yet nearly all the fine buildings are on the north side of it. It is surely reasonable to suppose that we can develop the south side of London with no more difficulty than we should meet with in carrying out the elaborate proposals to secure so-called " skyscrapers." If there were a fine embankment to the south side of London, many Londoners would be able to see their city from a point of view they had never seen it from before. They would be able to see it looking towards the north, that is to say, with the sun shining on it. As it is we look from the north side towards the south and we consequently see the gloomy side of gloomy-looking warehouses.

I thought that Mr. Joseph dealt rather lightly with the objections which he mentioned—unhealthiness, unsightliness and danger from fire. He made the amusing comment that it had always been man's ambition to build upwards, and to support this he quoted the instance of churches. But it would not be a popular move to keep shops on the tops of churches or for someone to establish himself in a flat on the top of the dome of St. Paul's.

With regard to what he said about benefiting the rates, surely the rating authorities should not aim at making profits. Rates should be levied according to services rendered.

Sir Sydney Skinner spoke about New York, and he seemed to take it for granted that we all want to have " stores " on the New York principle. I am not so sure that this is so. We got on very well without them before we fell in love with America. Professor Lethaby once used the brilliant remark, " It is like fattening the white elephant." I think this is what we should be doing if we tried to crowd great masses into small spaces.

Professor S. D. ADSHEAD [*F.*]: Mr. Delissa Joseph has been complimented on his pugnacity and on his persistence, and I would like to compliment him on his pertinacity in bringing up this question.

There is one point which, I think, has not received the consideration it deserves, and that is, the relation between the height of buildings and the width of streets. We have had a forecast of what the Committee on the Building By-laws is going to give us, and mention was made of the relation between the width of the streets and the heights of the buildings ; but beyond that, there has been no real reference to the very great importance which should be attached to the width of street compared with building heights. Professor Beresford Pite has referred to Regent Street as an instance of great importance. There is another point. You must not look at intricate questions of 80 feet, 120 feet, etc. The whole question we have to consider is that of the man in the street : are we going to increase the height of buildings in London, or are we not ? Another point is with reference to the fact that the 80 feet allowed in London is higher than is allowed for buildings in Paris and Berlin, both cities farther south than London. To compare London with New York is beside the question. London is in the same latitude as New York, and when we find New York has come down from 600 feet to 250 feet, why do we want to go from 80 to 120 feet, in a worse atmosphere ? These few points should, I think, be thought of, together with the increase in transport and the greater ease of the spread in the case of London. The question which is running in the minds of all town-planners with regard to the dispersion of London is that Kensington, Brixton and other areas are gaining enormous importance at the expense of Regent Street. It is to the good of the general public. I think we can agree that we want a new kind of store, one with higher storeys, and I should have liked to hear Mr. Joseph's views as to why we should not extend the stores laterally, say, have four storeys instead of ten, and carry them farther along the street. He would no doubt tell us the cost of the site is too great. I understand the cost of sites in New York as compared with those in London is as gold is to silver ; that whereas in the case of sites at the Bank of England you could lay half-crowns along to cover the cost, in New York, in Wall Street, you would have to lay sovereigns. The paper has been very valuable, full of detail ; but do not let us lose sight of the general question.

The PRESIDENT : Mr. Bossom has been spoken of to-night as an American. He is not an American, he is

an Englishman who has escaped, and he will tell you what the result of his escape has been. But his name is beginning to be very well known in connection with the generous offer he made in relation to the encouragement of studies for young men.

Mr. ALFRED C. BOSSOM: I started, as some of my friends know, as a student here, and about twenty years ago I went to the other side and started my practice. Very quickly I decided to concentrate upon commercial architecture, and from that time I have been designing tall buildings of various kinds all over the country.

The experience of America in these large buildings is not what has usually been assumed to be the case. At first everyone tried to build these great buildings without particular regard to their fitness as to location or appropriateness of requirements, but now that the subject is getting more thoroughly understood, there is practically a national wave of sentiment to regulate them, both as to use and height. This has brought about what is known as the zoning law which is becoming, with the necessary variations, universal, and it is, without exception, reducing and limiting the height of the buildings to be erected. In New York, for example, tall buildings have been practically confined to the three main arteries and though formerly they were carried to any height, to-day along Fifth Avenue facing Central Park, they are limited to a height of six storeys and below this point on Fifth Avenue they are limited to nine storeys unless the building is set back from the building line, or only twenty-five per cent. of the area of the property be carried up which may extend beyond this nine storey restriction. I believe to-day if the architects of New York were to vote, there would be a great majority in favour of entirely abandoning the exceedingly tall buildings, and actually the only reason why some of these mammoths are put up to-day is due to the colossal amount of advertising they create for their owners.

The Singer Building for the Singer Sewing Machine Company was, I believe, the first one to demonstrate this advertising value for the tremendously tall structure, and the rumour is that this advertising enabled the owners during the first year after the building was completed, to sell enough machines in China alone to pay the cost of the building. The Woolworth Building, for the owner of the Woolworth stores, obtains for that company free publicity and advertising in every country of the world continuously. I had the opportunity of putting up a building 450 feet high, literally out on the plains of Texas, which is fully double the height, I believe, of any other building within a radius of 500 miles, which shows obviously there was no vital need for such a tremendously tall building, but its advertising value justified the owners in adopting this course. I do not know of one of these great buildings that, if it were turned upon its side, would not reach into districts where all the buildings are only two and three storeys high. In fact it is estimated that 97 per cent. of New York is covered with buildings three storeys high. A tall building is naturally very spectacular, and although beneficial from this point of view to its owner, it is often quite detrimental to adjacent property owners by unduly congesting the locality without any respect to an even distribution of people; for instance, there are about 14,000 persons in one structure in New York, and the very great majority of these tenants or their employees own automobiles, for you can purchase a Ford car in the States for £60, with practically no tax beyond this. Well, if these motor-car owners should decide to have their cars come to meet them, as a great many do, the line of motors for this one building would be over five miles long. During the luncheon hours the rush of people in and out of this one building makes it almost impossible to walk on the pavement, and actually on lower Fifth Avenue this condition became so bad that regulations had to be made to prevent these buildings being used for the purposes for which they actually were built, as it was absolutely impossible to pass up and down during the time that the employees were out to luncheon; it was, in fact, these conditions that first caused the zoning law movement to take form.

An effort is now being made to spread the population rather than to concentrate it, and this is not so difficult with the grid-iron plan of city lay-out which is used in the States, but in London it would be practically impossible, if you once started tall buildings, with the narrow curving streets, to regulate the situation with any degree of equity to all property owners.

Of course no possible objection would be raised to reasonably high buildings along the Embankment, but in very few other streets—one block behind the main thoroughfare, you will be upon very narrow streets with low buildings. Would it not be better, if it is desired to get a large floor area facing the main thoroughfares, to keep the general building height about as now regulated here, but carry it back and cover more property with it, and thus secure better light and air for everyone and a much more even distribution of the people?

Communities should be spread, not concentrated, otherwise congestion cannot be avoided, and even though you widen your streets, if you allow tall buildings to be erected, you are going to repeat and cause congestion again immediately these widened streets are built up again. In the States every regulation that has been made regarding tall buildings, as I suggested before, has been either to limit or, in the great majority of cases, absolutely prevent the thoughtless development of enormous buildings.

Another cause that is not known here, I believe, why

many tall buildings have been erected in the States outside the big cities, is due to the fact that there is usually a bank situated on the ground floor, and I have had the good fortune of handling a considerable number of these, and I have found from my own experience that in these cases all the tenants of the building keep their accounts with the bank, and this makes the investment very profitable, and a great many bankers feel that to have the tallest building in their particular city or State creates a position for them and a distinction that could not be obtained by other means, and statistics have demonstrated in their case the accuracy of their judgment. The Woolworth Building was an advertisement for five and ten cent stores ; the Singer Building for sewing machines ; the Bankers' Trust Company, which has been named the Tower of Strength, is known the world over on account of their travellers' cheques ; the Metropolitan Tower advertises the insurance business ; the Magnolia Building, the oil business ; and these are the reasons that have controlled the development of a great many of the buildings, and not the direct financial returns.

For instance, in New York, any height that you go above 32 storeys on a large piece of property becomes unprofitable ; all tenants have to be served with elevators or lifts, and it is easily seen, if one calculates, that one elevator travelling at a vertical speed of 600 feet a minute, and having a car surface of 6 feet by 6 feet will carry only enough passengers for about 20,000 square feet of office space, and it must be realised that this elevator has to travel up through all of the lower storeys before it reaches the floors which it will relatively serve, thus you take away from all the lower floors to provide for the top ones, which does away with all the profit out of the situation if the upper ones are too far from the ground.

Frankly, we are all making a great effort to spread our people and to do away with the concentration of all our big buildings in one spot, and there is no doubt in my mind, after twenty years' experience with this actual type of building, that if you start the tall structures in London you will regret it, and I am sure the majority in the States would prefer not to have them even there if it were to be all started anew.

The PRESIDENT : Mr. Delissa Joseph has certainly had paid to him to-night the compliment of a free expression of opinion. No doubt he expected we should express our views on the subject ; but I join with those who complimented him on putting his case—if I may so call it—very clearly, on giving the history of the growth of higher buildings in a clear manner, and also on making a useful exposition on the subject of light and air, a subject on which I could address this audience at great length, but I do not propose to do so to-night.

I now put the vote of thanks, which I am sure you will receive heartily.

The vote was carried by acclamation.

Mr. DELISSA JOSEPH (in reply) : I am very grateful to you for the vote of thanks which you have accorded to me, and I am particularly pleased at the manner in which it has been presented. To have a vote of thanks offered by my old and valued friend Sir William Bull, and to have it seconded by my new and valued friend Sir Sydney Skinner, and to have my paper so genially and so pleasantly discussed as it has been by the successive speakers, has fully rewarded me for the amount of work I have had in preparing it. Perhaps the only disappointment I have had is that not quite so much emphasis has been laid on ancient lights as I had hoped, a matter not of less interest, though it may be of less immediate concern, than high buildings. I was very much interested in the remarks of Mr. Bossom, of New York. But we must not forget that, after all, he has had the great privilege and satisfaction of designing the tallest buildings in the surrounding States, and therefore he can look upon the subject with a more detached mind than we can !

It would be impossible for me, and you would not desire that I should at this late hour, deal in detail with the observations which have been made. The only part which hurt me a little was that contributed by Mr. Raymond Unwin. I feel that if he had so much to say he should have come here and said it, so that I could have answered him. He has seized my title for a paper next Session, and I should have been glad to meet him on that. The kind of reasoning he employs might be called the *reductio ad absurdum* in terms of motor cars.

The following contribution to the discussion was sent by Mr. P. J. WALDRAM, F.S.I., Licentiate :

The author greatly restricts his argument that high buildings are not unhealthy by exempting those which have interior courts. But are not light wells the crux of the whole question, both monetarily and hygienically ? The efficient lighting of any side-lit room, whatever the obstruction to its windows, is limited by the relation of its height to its depth ; so that unless habitable rooms are to depend upon artificial light all day, which is unthinkable from any point of view, legislative or economic light wells become inevitable.

It cannot seriously be contended that rooms which depend upon the meagre light wells permitted by Section 45 of the London Building Act are adequately lit for more than about three storeys down from the parapet. Under the present limits of height we can have, say, seven storeys between the pavement and the parapet. Of these the ground floor would probably be extended under the light well and would have valuable top light. The first floor would probably be lofty, which somewhat mitigates the evils of well lighting. But the second, third, and possibly the fourth floor rooms depending on light wells would all probably receive very little light, less ventilation, and no sun.

Unless the limiting dimensions of light wells are to be reduced below even this limit, their consumption of valuable floor space renders additional storeys too expensive to build. To avoid this difficulty it is apparently suggested

that light wells of the statutory dimensions should be compulsory only for "domestic" rooms. The "habitable" rooms of the existing Act can, however, be a useful check on the requirements of clients who desire to secure the very last foot of floor space, well knowing that there will always be found tenants ready to rent suites of offices with well lit front rooms, even if they have to relegate their clerks and typists to dismal back rooms.

If deep light wells have to be constructed, and they are often essential even with the present limits of height, would it not be an improvement on the customary well of uniform section to reduce the size on the lower and more valuable floors by a series of steps, keeping everything within the angle which is secured by the present Act? Top lights in the flats of the steps would be far more valuable to the lighting of the lower floors than the side windows which would be lost owing to the restricted perimeter of the walls of the well. Such a construction would, of course, have been almost impossible with the ordinary brick walls contemplated by the Act, owing to structural complications; but with modern steel frame construction the difficulties would be negligible. The Act is, I think, usually administered with broad-minded common sense; and, pending its revision, there should be no difficulty in securing consent for a modification which would secure better lighting and healthier rooms than would be obtained by strict adherence to the letter of the clause.

The method of measuring and calculating the standards of daylight, for which the author kindly gives me the credit, is one which I merely brought to fruition some twelve years ago. I had been anticipated by Mr. A. P. Trotter, late Chief Electrical Adviser to the Board of Trade, in formulating the now accepted theory of daylight illumination; and in developing it I was indebted to him for much valuable assistance.

The general principle that the natural illumination of interiors can be regarded, and can only be regarded, in its fixed and measurable relation to the outside sky brightness which gives birth to it was also the logical result of the work of earlier investigators in all countries, who had been trying for some years to define and measure daylight for schools and factories; notably Dr. Basquin in America, Professor Weber and Dr. Coln at Kiel, Dr. Thorner, Dr. Pleier, and many others; whose efforts only failed because they had failed to appreciate and to allow for the unsuspected inaccuracies of the human eye.

This basic theory is now, I believe, accepted by all authorities on the subject. It has been used for years by the Home Office in factory inspection; it has been adopted and is used exclusively at the National Physical Laboratory, Acton, where a building has been specially designed and erected for investigating the more intricate problems of diffused light. This building was described in the JOURNAL of this Institute last year.* Measurements based on it have also been accepted in ancient light cases, where nothing but straightforward and self-evident common sense has any chance of recognition. Further developments of it have now extended the mere measurement of the daylight illumination from given windows, for comparison with ascertained standards of lighting, to the more or less exact predetermination of the light in buildings which exist only on paper.

* *See* JOURNAL, p. 624, vol. xxix.

Given complete drawings and exact particulars of outside obstructions it is now possible to predict with considerable accuracy the light which may be expected at any point in an interior; in fact, one can even use the predicted results as a check on the accuracy of the drawings supplied in ancient light cases.

It is necessary to mention these points because the reference in the paper to this important principle, which has raised the question of natural lighting from the unsatisfactory level of mere guesswork which is often seriously at fault almost to that of an exact science, makes it appear to be a mere effort of my own, and therefore of small importance.

It should perhaps be mentioned that the 1 per cent. sill ratio to which the author refers is the generous minimum which obtains in the exceptionally well lit classrooms of new public elementary schools constructed in accordance with the rules of the Board of Education—probably the best side-lit rooms in common use. The "grumble point" of adults for ordinary clerical work is less than half this standard—viz., about 0·4 per cent., as quoted in the judgment of the case cited by the author, Semon *v.* Bradford Corporation. The author contends that this judgment proves that buildings 50 per cent. higher than the width of street are now legally harmless. This is, I suggest, inaccurate. Reference to the judgment (reported in the *Architects' Journal* of 14 June 1922) will show that this was the case of a large open warehouse with windows nearly all round, of which six faced the street in which the building complained of was to be erected. Of these six, four faced an open road, and the building was practically invisible from them. Only two were opposite the defendants' building. A fact that does not appear in the judgment is that these two windows lighted only a shallow angle of the plaintiff's building. Expert evidence for the defendants, in fact, admitted frankly that if the plaintiff's building had been deeper opposite to these two windows, it would have been damaged. The judgment gives no legal precedent whatever that an obstruction of 56½°—viz., one and a half times the width of the street—is harmless unless the plaintiff is left, as in this case, with adequate light.

The author also complains that this judgment destroys a common practice of calling 50° innocuous, and, therefore, leaves the position uncertain. I suggest that it is quite time that the absurd criterion of any one fixed angle for all cases were replaced by the eminently fair view that if a plaintiff has sufficient light left, from whatever source, he has nothing to complain about.

Mr. C. LOVETT GILL [*F.*] addressed the following letter to the Chairman:

DEAR SIR,—I am very sorry I shall be unable to attend Mr. Delissa Joseph's Paper to-night on "Building Heights and Ancient Lights," but I should be glad if it is convenient, and an opportunity occurs, that this letter be read at the meeting.

As a general remark I would say that I am not in sympathy with higher building for London, *as in the majority of cases we are* UNABLE *to go to the statutory height* now allowed under the London Building Act, of 80 feet, with the addition of two storeys in the roof. There would be no case made out for higher building if the law relating to light and air could be amended. It is characteristic of the

English temperament to cling to past methods. Ancient lights do not exist in the United States, Scotland or Ireland, although the Prescription Act of 1832 did apply to Ireland. Mr. R. M. Butler, the well-known architect in Dublin, informs me that he has never known of a case. The reason why such an immense number of buildings remains unaltered and not rebuilt to-day is the controlling influence of surrounding ancient lights, and with this restriction removed an immense impetus would be given to the building world and there would be few unemployed architects.

It seems rather a Utopian idea to imagine that the Prescription Act could be repealed at once: we therefore come to what method, if any, could be advocated and assisted by the Royal Institute of British Architects at the moment. The question of building heights and ancient lights is one that the Institute should place first of all on their programme to examine into what relief could be obtained to the existing conditions of the Ancient Light question.

I put forward the following suggestion, that the Institute would approach the subject with a view to getting the necessary laws passed that all buildings facing streets 60 feet wide and over could be built to the statutory height of 80 feet; the 60 feet width would give an angle across the street of 53° from building line at pavement level; this would be fair and reasonable to all owners of property in the street and a great benefit to practising architects, as the height of frontage would be settled and there would be no opposite owners to be consulted.

If this could be achieved it would result not only in giving the building owners a better return on their outlay, but it would touch the fundamental principle of the Royal Institute of British Architects that it exists for the "decoration of the City." The result would be a vast improvement in the architectural aspect in the main streets of London (and perhaps the provincial towns) and give an impulse to building generally that we have not had before.

Architects of recent years have been endeavouring to help one another in the question of these ancient lights, and in Old Broad Street, opposite owners have agreed, so far as they are concerned, to do away with the question of ancient light, and each side to build in accordance with the by-laws.

To leave the Building Act as it stands and concentrate on some alteration to the Prescription Act is what architects require to-day.

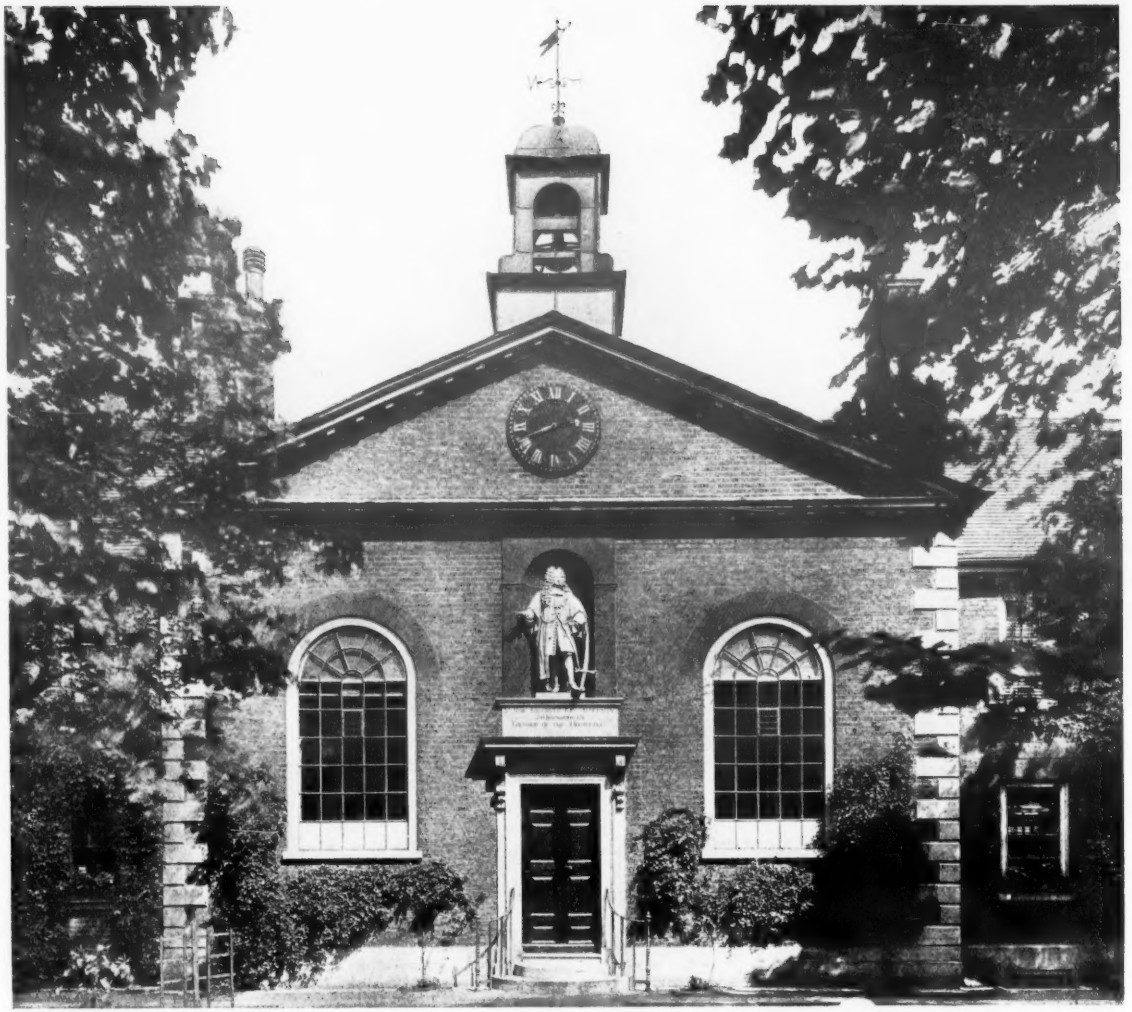
The Survey of London

THE PARISH OF ST. LEONARD, SHOREDITCH.

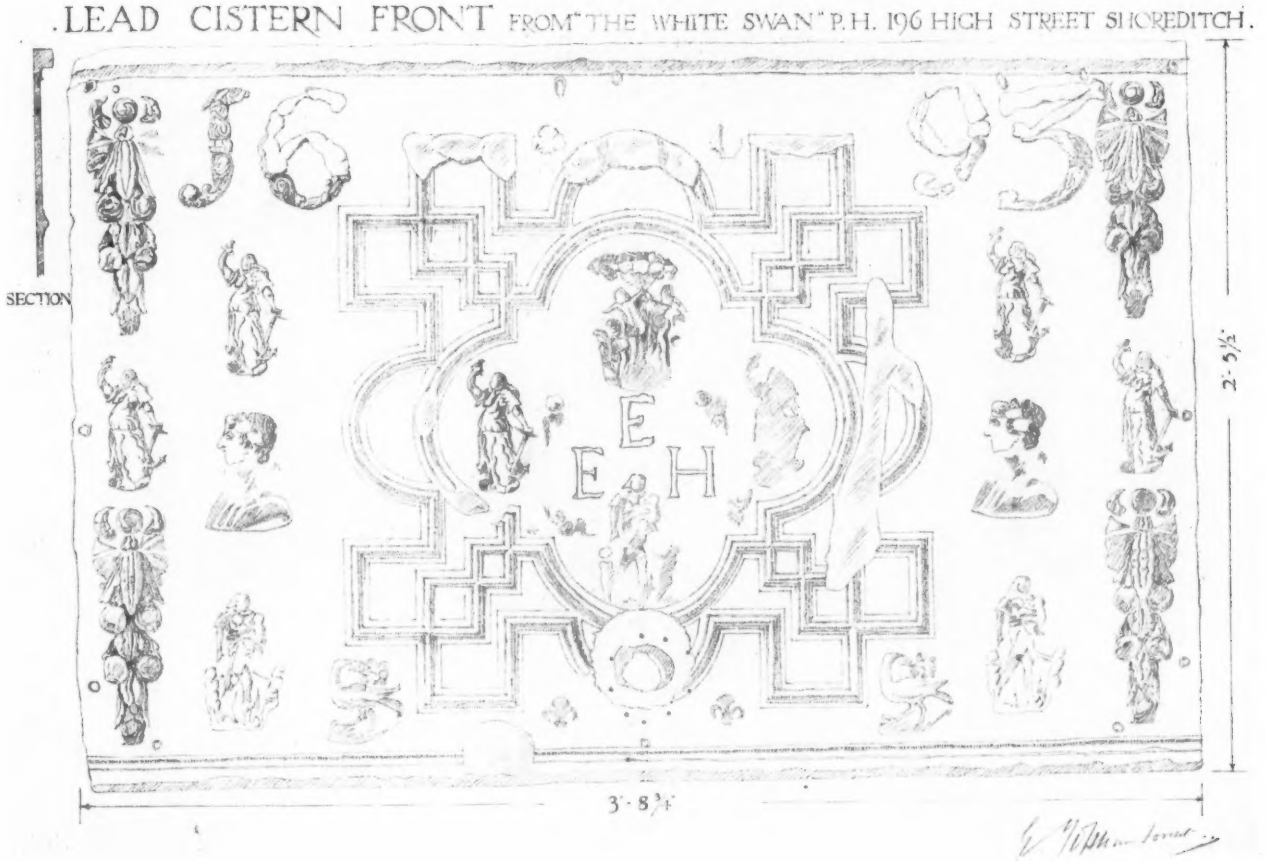
By Professor A. E. Richardson [*F.*].

There are few studies more pleasant than the history of cities. This is especially true of London, which has developed through the centuries from a place of measurable limits to include hamlets and villages that formerly stood beyond the walls. Thus from the viewpoint of to-day we are faced with a variety of small Londons, all closely related and outwardly bearing the antecedents of family, much as individual bricks ensure the character of a complete building. The development of London has very largely determined its homogeneity; it is a record of progress in itself, not in the way of grand streets and boulevards, not showing the ambitions of kings, or envisioning the future in concrete form, but rather on lines resulting from individualistic and uncoordinated endeavours. For this reason it is to be regarded as the most literal document extant, showing highways unaltered from the earliest times, old boundaries preserved in names and terminals, and buildings which are pages of history in themselves. A comprehension of historical London is beyond the ability of a single mind or the scratchings of a single pen, however brilliantly the latter may be used. It is only possible to summarise general characteristics, for no modern Stow would have the physical and mental strength to undertake the task alone. By the time the voluminous material had been formed into manuscript a yet newer flush would have been added to the city's countenance. On this account, the *Survey of London* under the joint editorship of the London County Council and the Survey Committee has the unusual advantage of taking time by the forelock, for the nature of the task demands immediate action, as well as authentic deliberation. It is a sign of advancement to find that while research work in the fields of archæology in other lands is proceeding unabated, even closer attention is being given to the minute history of London. The purpose is fourfold. First, the story of the town is recorded; secondly, the architectural merits of the buildings is shown; thirdly, civic pride is encouraged, and, what is by far the most important, works of unquestioned excellence are made prominent, and in many cases preserved for future enjoyment. We have become so accustomed to descriptions of architecture, and the auxiliary arts, outside the metropolis, that the fact of having works of unusual interest within the gates is often neglected. The mass of material defies analysis; the exigencies of everyday affairs prohibit first-hand study. Architects and the public are not in reality apathetic or devoid of sympathy; it is the vastness of London that confuses and

Survey of London. Vol. VIII. The Parish of St. Leonard, Shoreditch. Issued by the Joint Publishing Committee representing the London County Council and the London Survey Committee, under the General Editorship of Sir James Bird (for the Council) and Philip Norman (for the Survey Committee). Published for the London County Council by B. T. Batsford, Ltd., 94, High Holborn, W.C. £2 2s. 1922.



THE GEFFRYE ALMSHOUSES. EXTERIOR OF CHAPEL


LEAD CISTERN FRONT FROM "THE WHITE SWAN" P.H. 196 HIGH STREET SHOREDITCH.
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appals. It is necessary to live in a city to appreciate its moods, but it is more essential to lay siege to its buildings if we would probe the inner mysteries. Such a volume as the one under review does this, and our thanks are due to those whose labours have contributed so much to its realisation.

The earliest mention of " Soreditch " occurs in the twelfth century. It was a small hamlet at the junction of the Roman roads, Old Street and Kingsland Road, the Ermine Street of antiquity. All traffic to the north passed from London this way, by the valley of the Lea, in avoidance of the northern heights. Thus the measurement of the road northerly came to be taken from the old church which the Agas view of 1570 shows, heading an assembly of lesser buildings. In 1642, when the fortifications of London stood beyond the church athwart the highway, as Eyre's view shows, it had become a considerable suburb, the dormitory of many good citizens. Just over a century later, when Peter Chassereau made his survey, the main bulk of the place occupied the same position, but tentacles had been extended towards the meadows of Kingsland, and Manor houses and barns dotted the country towards Hackney. Here was a place of rural delight within daily access of Cheapside, to attract the more prosperous citizens and to encourage the building of almshouses by the City and other companies for the benefit of those no longer fit for work. So far the development had been determined by the main highways, but the impress of inner London was making itself apparent in Hoxton Square and other incipient streets. Little did Chassereau think when he defined the boundaries of arable land that his rendering of the latter portended the bricky formations which followed half a century later.

By this time Dance the elder had completed the new Church of St. Leonard, and in all probability the Clerk's House adjoining. The Geffrye Almshouses, built in 1715, had become a familiar landmark on the Cambridge Road, while Aske's Almshouses, built by Sir Robert Aske in 1692, still faced open country between their western enclosure and the heights of Islington. By the year 1827 the scene had entirely changed ; Shoreditch had become part of London, which now advanced beyond Kingsland, the Regent's Canal was in full operation, Hackney no longer rural, and Stamford Hill and Clapton frequented night and morning by those men of the city who could afford the tiresome journey by stage from the Flower Pot. Along this road from Shoreditch Church to Cambridge the influence of eighteenth century London can be traced. There are the brick mansions of London tradesmen at Tottenham, Enfield, Hoddesdon and Ware, even at Buntingford and Royston. Tablets to their memory can be seen not only on the walls of Shoreditch Church, but in the aisles of a score of churches along this road. Such facts as the above have the interest of throwing into stronger relief the importance of Shoreditch as a link in the growth of London.

How many Londoners have heard of the Augustinian Priory of St. John the Baptist, Holy Well, which was founded early in the 12th century ? The very site is obliterated by the North London Railway. Or who is there to suspect the existence of a sixteenth century theatre associated with the mediæval site ? Yet the fact is recorded by the *Survey* that " James Burbage received from Giles Allen a 21 years' lease of the premises for the purpose of erecting a building to be devoted to plays." It was the first public theatre in London and had the distinction of being named " The Theatre." Burbage passed through many financial and other worries, for, in 1598, when the lease expired, its renewal was not granted, with the result that his followers tore down the materials which they carried across the water to build the " Globe."

There are the seventeenth and eighteenth century houses of Hoxton Square, which was building from 1684 onwards ; there are the brick fronts of Charles' Square, which the bricklayers took a pride in, while Walpole ruled and Gay wrote. And so one could go on describing the context of this delectable volume and never tire. The extent of the architectural interest can best be judged from the admirable series of photographs and exceptionally interesting measured drawings presented by Mr. Topham Forrest, F.R.I.B.A., superintending architect to the Council. In the drawings selected the greatest care has been taken, not only to reveal existing work but to provide accurate information for the use of modern architects. In addition to a complete set of drawings of Shoreditch Church there are others setting forth the beauty of the " Peal Boards" of 1777 and 1784, the design of Huniiades' Tomb, as well as the chief memorial tablets within the church. The volume is complete and fascinating ; there is introductory matter prepared by Mr. W. W. Braines, B.A. (Lond.), principal assistant in Sir James Bird's Department, as well as 88 plates of topographical and architectural interest contributed by Mr. Topham Forrest. With such material and authentic historical descriptions the history of Shoreditch is brought to hand. It is a volume as much for the architect as for the lover of London, as entertaining as a historical novel and as useful to the practitioner as a dictionary of building.

Correspondence

THE PRESIDENT AND THE ALLIED SOCIETIES.

To the Editor, JOURNAL R.I.B.A.,—

DEAR SIR,—I have had it in mind for some time past to call attention to a branch of Mr. Waterhouse's activities as President that is probably not fully recognised by any of us, but may be of even greater value than other things that he has done. I mean visiting our Allied Societies, delivering addresses at their meetings and fostering relations that have become far more intimate as the result of his visits. Mr. MacAlister has been kind enough to furnish me with a list of these visits, and I give it below *in extenso*, because I think it is a very remarkable testimony to the completeness with which he has realised a great opportunity :

20 September 1921	Winchester (The Hampshire and Isle of Wight Association of Architects)
12 December 1921	Bristol (The Bristol Society of Architects)
13 December 1921	Manchester (The Manchester Society of Architects)
13 January 1922	Birmingham (The Birmingham Architectural Association)
2 February 1922	York (The York and East Yorkshire Architectural Society)
22 February 1922	Newcastle (The Northern Architectural Association)
9 March 1922	Cardiff (The South Wales Institute of Architects)
9 June 1922	Cardiff (The Annual Conference)
14 December 1922	Manchester (The Manchester Society of Architects)
17 January 1923	Leicester (The Leicester and Leicestershire Society of Architects)
24 January 1923	Leeds (The Leeds and West Yorkshire Architectural Society).
1 February 1923	Sheffield (The Sheffield, South Yorkshire and District Society of Architects).
2 February 1923	Birmingham (The Birmingham Architectural Association)
7 February 1923	Newcastle (The Northern Architectural Association)
28 February 1923	Manchester (The Manchester Society of Architects)
5 March 1923	Liverpool (The Liverpool Architectural Society)
7 March 1923	Cardiff (The South Wales Institute of Architects)

and I may add Edinburgh, 15 June 1923, when he is to be present at the Annual Conference.

In each of these centres he has made speeches that have been inestimably valuable in developing a good understanding between London and the provinces and between the Institute and its Allies. The conditions affecting our alliances have changed materially with the course of time and greatly increased the possible worth of them to us : towns have become cities, societies have increased in number and size, important Schools of Architecture have been set up under the ægis of the Institute, and provincial architecture has become an important element in the current art of the nation. I am fully convinced that as time goes on the stability of the Institute will rest more and more on the support of the provincial societies and of our members in the provinces, and that our President, by his visits, the addresses he has delivered and the friendships he has formed, has done very much to promote the well-being of the profession. The personal factor counts for much, and we can scarcely make enough of it.—Yours faithfully,

ARTHUR KEEN [*F.*],
Hon. Secretary.

PATRIOTISM AND PRICES.

To the Editor, JOURNAL R.I.B.A.,—

SIR,—In the course of my work to-day I had to buy a bedroom grate, the price of which in Thames Street, without any tile surrounds or mantel, was 62 shillings. In design and construction it was of the simplest, and if a man like Henry Ford had produced it, by modern methods, the price would probably have been round about 62 pence, yet I was advised that prices are to be advanced. The question I should like to ask in your columns is whether any advances on present prices are justified by existing conditions. Wages have gone down, production has gone up. From the national point of view it is of the utmost importance that, if prices take to themselves any movement, the direction should be downward. The Government are again making a forlorn attempt on " Housing," and an increase in prices will bring this second campaign to as untimely an end as the first, with results which may easily be disastrous, and we may be confronted with the problems of 1923 in 1928.

Speaking from my own experience, a house in Berkshire, built from my designs, is now being finished at a cost of 1s. 2d. a cubic foot. A year or so ago the price would have been 1s. 9d., compared with a pre-war price of 8d. If we could only get middle-class houses built to-day at, say, 10d. to 1s., the volume of work resulting would besurprising, and the short-sighted manufacturer would reap a greater reward from a policy of small profits and quick returns than his present extortionate methods. He might also bear in mind that the results would be far-reaching and tend to reduce unemployment in other trades. It would indirectly help to solve the Housing of the Working Classes, as many middle-class families are to-day living in cottages which are more suitable for working men.

If only we could have a general recognition of the fact that the profiteer as a customer, with money to spend, is dead, buried, and, one hopes, in some cheerless limbo, we might make progress.

The average decent middle-class man who does the work of the world and pays the piper is poor, very poor indeed, yet he still supplies the main volume of business. If the market of his trade is to be captured, all over the world, it is not good business to try and charge him as much as possible. The clever and the patriotic thing is to try and give extremely good value for as small a profit as is possible, and depend on the turnover.

The Government themselves are not free from blame, because their revaluation proposals appear to be based on greed and will not help matters.

I, therefore, appeal to all architects, builders, and building owners to give this question of any advance of prices their very careful attention and to watch the manufacturers' trusts. These people have not any souls to save, but by combination we may be able to kick their bodies into the paths of rectitude.

C. H. B. QUENNELL [*F.*].

The Library

An interesting volume has recently been presented to the library by Mr. E. Alexander Young [*A.*], entitled *The Surveyor in Foure Bookes*, by Aaron Rathborne.

The book was published in 1616, and is the earliest work of its kind in the library. Previous to this, pride of place was taken by the first edition of William Leybourne's *The Compleat Surveyor*, published in 1653. The volume has an engraved title page showing the surveyor using a theodelite and a plaine table, and it is dedicated to King Charles I when Prince of Wales, with a portrait of the Prince by Francis Delaram.

On the back of the title page is a receipt for hearth money dated 5 November, 1662.

The first two books describe the geometrie of Surveying, the third book the several instruments in use with the methods of using them, including the Peractor and Decimall chayne, inventions of the author. The fourth book treats of the legall part of the Survey, and is full of information but distantly related to surveying.

The volume closes with an apology for the errors in the book expressed in the couplet—

" Men's workes have faults, since Adam first offended,
And those in these are thus to be amended.

WILLIAM P. STEEL.

*** Mr. E. Alexander Young [*A.*] noticed an old book on surveying when staying in the Isle of Wight ; he telephoned to the Institute to know if the library had the volume. Finding that it had not, he bought it and has presented it.

THE FUTURE OF CROSBY HALL.

It will be within the memory of most people that in 1909 a great effort was made to prevent the demolition of Crosby Hall in Bishopsgate, on account of its signal architectural beauty and also because it was the last considerable relic of a City merchant's mansion of the Middle Ages.

The effort to save the building was unsuccessful, but so much interest had been aroused that funds were forthcoming for the re-erection of the Hall, with its fine oak roof and oriel window, on a site on the Thames-side at Chelsea, and a scheme was started for a residential college of the University of London for which it would form the dining-hall. For various reasons—among them the projected removal of the University to Bloomsbury—this proposal did not mature, and now, after fourteen years' uncertainty, the Hall has been offered to the British Federation of University Women, who desire headquarters in London, where they can provide accommodation for graduates from home and abroad who visit London.

An appeal is now being made for funds to complete the purchase, and to erect the necessary residential buildings, which will form an open quadrangle with the Hall in the centre.

That the custodianship of so beautiful and ancient a building should fall to this new and vigorous community of women is a happy chance which may do much to enlist their practical interest in the merits of fine architecture and in the preservation of the memorials of the past.

ST. PAUL'S CATHEDRAL PRESERVATION FUND.

The Council of the Royal Institute announce that the St. Paul's Cathedral Preservation Fund is now closed, and that the sum of £300 has been handed to Canon S. A. Alexander, Hon. Treasurer of the Fund. The Council desire cordially to thank all Members and Licentiates who have subscribed towards the preservation of St. Paul's, and the Allied Societies who have collected subscriptions locally. The list of the latter is as follows :—

The Berks, Bucks and Oxon Architectural Association.
The Birmingham Architectural Association.
The Incorporation of Architects in Scotland.
The Manchester Society of Architects.
The Northamptonshire Architectural Association.
The Northern Architectural Association.
The Nottingham and Derby Architectural Society.
The Sheffield Society of Architects.
The South Wales Institute of Architects.

THE R.I.B.A. AND THE HOUSING BILL.

On the recommendation of the Housing Committee, the Council of the R.I.B.A. endeavoured to obtain the following amendments to the Housing Bill during the Committee stage. The amendments were put forward by the member for West Newcastle-on-Tyne (Mr. Adams) and the member for West Walthamstow (Mr. McEntee) respectively. The Minister of Health was unable to accept either amendment :—

1. To be inserted at the end of Sub-Section (2), Section 1 :—

> And provided that in the design of the houses regard shall be had to the amenities of the neighbourhood, to convenience of planning, to suitability of aspect, to architectural appearance, and to the provision of adequate space between and about the buildings.

2. The following new Sub-Section to be inserted after Sub-Section (2), Section 1 :—

> Before being approved by the Council of a Local Authority the designs for the houses shall be publicly exhibited for a period of not less than seven days, and if within a further period of seven days following such public exhibition written objection is made to the Council by not less than ten ratepayers in the area of

the Local Authority the Council shall take into consideration such objections, and if they think fit shall invite the Royal Institute of British Architects to nominate one or more architects to advise them on the designs.

WATER BOARD'S REGULATIONS.

In consequence of inquiries by Members and references from the Council, the Practice Standing Committee appointed a Sub-Committee to consider and report upon the Water Board's Regulations relating to the approval and stamping of fittings, weights of pipes, and other matters. The following is a *résumé* of their report which was submitted to the Council, and would have been included in the annual report had the Committee concluded its labours in time, but it is believed to be of sufficient interest to Members to warrant its publication now. The Sub-Committee are further considering the Model Code of By-laws and Regulations prepared by the British Waterworks Association :—

Under the Metropolis Water Act, 1871, powers were granted to the London water companies to make Regulations governing the supply of water, and accordingly Regulations were drawn up, Government sanction thereto obtained, and published in August, 1872. New Regulations, extending the powers of the water companies, were proposed in 1901, but owing to the strenuous opposition during the Local Government Board inquiry these were withdrawn, and those of 1872 remain in force.

The Metropolitan Water Board was established under the Metropolis Water Act, 1902, to take over the undertakings of eight metropolitan water companies and those of the Tottenham and Enfield U.D.C.'s, which were taken over and transferred to the Water Board in June and July, 1904.

The Board have since published amended and more rigorous Regulations, the most recent being a pamphlet published in 1921 entitled " Specification for the Manufacture of Water Board Fittings." This specification, according to considered legal opinion, has no force whatever in law, and the same applies to a pamphlet issued by the New River Company, and adopted by the Board, entitled " Instructions to Plumbers."

The continuous attempts of the Water Board, by pamphlets and circular letters to their consumers, to enforce requirements which are unauthorised by statute, and their endeavour to make the testing, approval and stamping of water fittings a condition of supply, are illegal.

With regard to the weight of lead pipes, the Committee came to the conclusion that there is not a sufficient case for the reduction of the weights laid down by the 1872 Regulations, and point out that except where pipes are in contact with the ground they may be of lead, copper or wrought iron at the option of the consumer. The Metropolis Water Act, 1871, contains no Regulations covering pipes other than lead pipes.

J. Douglas Scott [*A.*],
H. V. Milnes Emerson [*A.*],
Hon. Secs. Practice
Standing Committee.

Review

SPECIFICATION, No. 25, 1923. *Edited by Frederick Chatterton* [*F.*]. *Technical Journals, Ltd.*

That invaluable consultant to the practising architect, *Specification*, has reached its 25th annual edition. To those of us who fancy ourselves still young, but yet recall the first issue, this comes as something of a shock. Mr. Waterhouse graces the volume with a charming introductory letter of greeting to the profession, in the course of which he makes our flesh creep by picturing a client who has got hold of this compendious publication, and claims omniscience. One hopes that the danger is remote, the very solidity of the book placing it in a different category to the many less weighty others about building with which the layman in these difficult days is only too apt to confound us.

It is hard to pitch on any subject even remotely connected with building upon which some useful information cannot be found in these pages, whose frequent revision makes the matter well up to date. Not the least valuable are the special chapters on Proprietary Materials and Miscellanea, in which appear concise descriptions of articles and processes which do not readily fall within the ordinary trades.

In the trades or sections it would be too much to expect that all the vast mass of detail should be of equal merit or soundness—it is obviously the " safe " or normal method which must be described, and one can find many descriptions both in the notes and the specification clauses giving a different (and, of course, inferior !) way to one's own habitual practice in doing similar things. Bricks, for instance, appear as " to be selected for even colour," pointing is struck joint in cement (with a hint of blue mortar), masonry " finished with a neat flat surface," and plastering in trowelled stucco. Curiously, no specification clauses are given for the tiler's trade. There is an admirable contribution on thatching. An excellent collection of architect's working drawings—to which one can be reasonably sure that the above-quoted clauses are not applied by their authors—is an interesting feature of the issue, and the special articles deal with the Conversion of Existing Houses into Flats, the Problem of Higher Buildings, the Immediate Prospects of the Building Industry, the Law of Property Act, 1922, in its Relation to Building, and our own Scale of Professional Charges. From time to time much useful matter has appeared in these special articles, and the publishers might with advantage add a back reference to preceding issues, since few of us have available the whole 25 editions, and it would be valuable to have a handy means of discovering what has gone before. Mr. F. Chatterton [*F.*] may be congratulated on his work as editor of the present issue.

Edwin Gunn [*A.*].

Obituary

FRANK DARLING.

ROYAL GOLD MEDALLIST.

At the General Meeting of the Institute on Monday Mr. Arthur Keen, Hon. Secretary, announced the death of Mr. Frank Darling, of Toronto, on 19 May, at the age of 73. Mr. Darling, who was the most distinguished Canadian architect of his time, was a member of the well-known firm of Messrs. Darling and Pearson. In 1915 he received from the Institute the Royal Gold Medal for the promotion of architecture and was the only Dominion architect who has received this honour.

In the JOURNAL of 26 June of that year many of his most important buildings were illustrated, including the Canadian Bank of Commerce, Montreal, the Convocation Hall, University of Toronto, Bank of Montreal, Toronto, and the Mutual Life Assurance of Canada. Among his other principal works were in Toronto the General Hospital, the Canadian Pacific Railway Building, the Royal Ontario Museum, Bank of Nova Scotia Office, the Dominion Bank Office, and various other banks; in Winnipeg he built the General Post Office and the Grain Exchange, and in Montreal the Sun Life Office.

In a Paper read before the Institute by Mr. F. S. Baker [*F.*] in January 1913, on "Canadian Architecture," there are illustrations of the work of Messrs. Darling and Pearson. R.I.B.A. JOURNAL, Vol. XX., pp. 165-181.

*** Further reference will be made to Mr. Darling's career in a later issue of the JOURNAL.

SIR AMBROSE POYNTER [*F.*].

We regret to announce the death of Sir Ambrose Poynter, Bart., at a nursing home, aged 55, on 31 May.

The elder son of Sir Edward Poynter, first baronet, and President of the Royal Academy, Ambrose Macdonald Poynter was born on 26 September 1867. His mother was Agnes, daughter of the Rev. G. B. Macdonald, Wesleyan minister; her three sisters married respectively Mr. Alfred Baldwin, Mr. Lockwood Kipling, and Sir E. Burne-Jones. Sir Ambrose was, therefore, first cousin of the Prime Minister and of Mr. Rudyard Kipling. Mr. C. F. Bell, of the Ashmolean at Oxford, was also a first cousin, his mother having been a sister of Sir Edward Poynter.

Sir Ambrose inherited from his grandfather both his name and his profession. The elder Ambrose is chiefly remembered as the designer of St. Katherine's Hospital, Regent's Park. From Eton he went on to South Kensington and the Royal Academy Schools, and was articled to Professor Aitchison, R.A. (President R.I.B.A. 1896-99). He began practice as an architect in 1893.

Early in his career his design in a great international competition for a Clock Tower at Buenos Aires was placed first.

Among the other work carried out by him before his entrance into partnership with Mr. Wenyon in 1913 are Vernon House, now the premises of the Overseas Club, which he remodelled for the late Lord Hillingdon; Polsden Lacey, where the Duke and Duchess of York spent their honeymoon; and the balustrade outside the Athenæum, executed in white and green marbles which he designed in collaboration with Sir Laurence Alma-Tadema. He erected a mausoleum for Sir Charles Walston in the latter's grounds in Cambridgeshire; and for Messrs. Jardine, Matheson and Co. he designed a war memorial, with Mr. F. W. Pomeroy, A.R.A., as sculptor. The war memorial of the Society of Architects is also his work.

At the time of his death Sir Ambrose was engaged on a large work dealing with the Italian Renaissance. During the war, in which he did good service as a lieutenant in the R.N.V.R., he published *The Coming War*, in which he described the larger conflicts that would, he predicted, succeed the upheaval which was then convulsing Europe. He was a frequent contributor to architectural periodicals, probably his latest work being an essay on the Adam Brothers, published in *Architecture*. He succeeded to the baronetcy in 1919. The title now passes to his brother, Hugh Edward, late of the Ottoman Public Debt Administration.

"It is to be regretted," says *The Times*, "that during an unusually busy career it was never Sir Ambrose Poynter's good fortune to leave a single work on such a scale as to leave permanent proof of his undoubted genius. More than once did he come within tantalising distance of signal achievement, as when he was awarded the second premium of the Stepney Town Hall Competition. To those who have seen his designs for a distinguished American diplomat's residence on Long Island, it must be a matter of sincere regret that more of his work was not translated into bricks and stone."

GEORGE H. M. TREW [*A.*].

Mr. Trew died at St. Michael's Nursing Home, Seaford, Sussex, recently at the age of 55.

Mr. Trew received a portion of his education at Queen's College, Taunton, and his first appointment was in the Borough Engineer's Office at Swansea. From there he became articled to Mr. C. E. Sayer [*A.*], at Soho Square, London; and he was elected an Associate of the Institute in 1894. Subsequently he entered the office of the County Surveyor, Wakefield, Yorkshire, and whilst there he became a Member of the Institute of Municipal and County Engineers.

Some three years later he received an important appointment on the temporary staff of the Royal Engineers at Woking, transferring later to the temporary staff of the Admiralty Works Loan Board, from which, after a very short time, he was successful in passing his examination and became a member of the permanent staff of the then Admiralty Works Department (now Civil Engineer-in-Chief's Department). He served with this department at Devonport, Wei-hai-Wei, Whitehall, Sheerness, and Malta, and, just prior to the outbreak of war, at Invergordon. Shortly after the outbreak of war he was appointed Civil Engineer for the North of Scotland, and later was promoted to Assistant Civil Engineer-in-Chief, shortly after rising to Deputy Civil Engineer-in-Chief, which position he held up to the time of his death.

Mr. John Keppie [*F.*], of Glasgow, Past-President of the Glasgow Institute of Architects, and formerly a member of the Council of the R.I.B.A., has made a gift of £3,000 to provide a scholarship to be held in alternate years by the most distinguished student of the Glasgow School of Art and the Glasgow School of Architecture.

The Annual Elections

SCRUTINEERS' REPORTS.

The results of the Annual Elections are recorded in the subjoined Reports of the Scrutineers, which were read at the General Meeting on Monday, 11 June.

The Scrutineers appointed to count the votes for the election of the Council and Standing Committees for the Session 1923–24 beg to report as follows :—1,768 envelopes were received—602 from Fellows, and 1,166 from Associates. The result of the election is as follows :—

COUNCIL, 1923–1924.

PRESIDENT.—*Elected :* John Alfred Gotch, 1 061 votes.——*Not Elected,* Alfred William Stephens Cross, 641. 1,765 voting papers were received, of which 62 were invalid.

PAST PRESIDENTS.—John William Simpson (unopposed) ; Paul Waterhouse (unopposed).

VICE-PRESIDENTS.—*Elected :* Edward Guy Dawber, 1,143 votes ; William Curtis Green, 1,141 ; Major Harry Barnes, 1,066 ; Herbert Tudor Buckland, 1,057.——*Not Elected :* Herbert Duncan Searles-Wood, 635 ; Sydney Perks, 626 ; William Edward Riley, 594 ; Charles Henry Heathcote, 586. 1,765 voting papers were received, of which 23 were invalid.

HON. SECRETARY.—Arthur Keen (unopposed).

MEMBERS OF COUNCIL : FELLOWS.—*Elected :* Sir John James Burnet, 1,173 votes ; Robert Atkinson, 1,157 ; Sir Thomas Edwin Cooper, 1,151 ; Sir Edwin Landseer Lutyens, 1,137 ; Giles Gilbert Scott, 1,116 ; Walter Cave, 1,109 ; Henry Victor Ashley, 1,073 ; Major Hubert Christian Corlette, 1,069 ; Walter Tapper, 1,064 ; Sir Banister Flight Fletcher, 1,057 ; Maurice Everett Webb, 1,048 ; Thomas Ridley Milburn, 1,043 ; Edward Prioleau Warren, 1,041 ; Sir Alfred Brumwell Thomas, 1,028 ; Gilbert Fraser, 1,009 ; Percy Edward Thomas, 1,002 ; John Keppie, 1,000 ; Henry Martineau Fletcher, 983.——*Not Elected :* George Hubbard, 643 ; Charles Lovett Gill, 633 ; Charles Barrows Flockton, 599 ; George Topham Forrest, 597 ; William Gillbee Scott, 596 ; William Walter Scott-Moncrieff, 591 ; James Alfred Swan, 589 ; Max Clarke, 586 ; William George Hunt, 552 ; Frederick Robert Hiorns, 540 ; Allan Ovenden Collard, 536 ; Delissa Joseph, 534 ; Herbert Shepherd, 532 ; Herbert Winkler Wills, 531 ; Percival Maurice Fraser, 529 ; Heaton Comyn, 528 ; Digby Lewis Solomon, 528 ; Henry John Chetwood, 463 ; Albert Walter Moore, 181 ; Charles Nicholas, 176. 1,765 voting papers were received, of which 64 were invalid.

ASSOCIATE MEMBERS OF COUNCIL.—*Elected :* William Godfrey Newton, 1,104 votes ; John Hubert Worthington, 1,100 ; Michael Theodore Waterhouse, 1,093 ; Herbert Arthur Welch, 1,059 ; George Churchus Lawrence, 1,012 ; Harold Chalton Bradshaw, 1,009.——*Not Elected :* William Henry Ashford, 599 ; John Douglas Scott, 575 ; Frank Woodward, 574 ; Joseph Seddon, 547 ; Arthur Welford, 535 ; Leonard Arthur Culliford, 473 ; Harry Valentine Milnes Emerson, 179 ; Ernest Bates, 168. 1,765 voting papers were received, of which 37 were invalid.

REPRESENTATIVES OF ALLIED SOCIETIES.—Sidney Frank Harris, Northampton (unopposed) ; Francis Jones, Manchester (unopposed) ; William Thorpe Jones, Newcastle (unopposed) ; James Lochhead, Glasgow (unopposed) ; Eric Morley, Leeds (unopposed) ; Willie Swinton Skinner, Bristol (unopposed) ; Charles Geddes Soutar, Dundee (unopposed) ; Stephen Wilkinson, York (unopposed) ; Robert Gordon Wilson, Aberdeen (unopposed).

REPRESENTATIVE OF THE ARCHITECTURAL ASSOCIATION.—Edwin Stanley Hall (unopposed).

HONORARY AUDITORS.—Robert Stephen Ayling (unopposed); Charles Edward Hutchinson (unopposed).

ART STANDING COMMITTEE : FELLOWS.—*Elected :* Henry Vaughan Lanchester, 1,130 votes ; Halsey Ralph Ricardo, 1,109 ; Professor Stanley Davenport Adshead, 1,104 ; Professor Frederick Moore Simpson, 1,066 ; Walter Cave, 996 ; Francis Winton Newman, 909 ; Henry Philip Burke Downing, 879 ; Maurice Everett Webb, 824 ; Emanuel Vincent Harris, 737 ; William Robert Davidge, 623.——*Not Elected :* Frederick Robert Hiorns, 615 ; Arnold Dunbar Smith, 608 ; William Walter Scott-Moncrieff, 597 ; Heaton Comyn, 539 ; Frederick Charles Eden, 533 ; James Alfred Swan, 441 ; Thomas Francis Wiltshire Grant, 369. 1,454 voting papers were received, of which 15 were invalid.

ART STANDING COMMITTEE : ASSOCIATES.—*Elected :* Cyril Arthur Farey, 1,069 votes ; Michael Theodore Waterhouse, 985 ; Leonard Holcombe Bucknell, 914 ; Philip Dalton Hepworth, 869 ; Percy Wells Lovell, 785 ; Thomas Smith Tait, 704.——*Not Elected :* Joseph Seddon, 620 ; Arthur Welford, 561 ; William Edward Brooks, 500 ; Albert Reginald Powys, 491 ; Thomas Retford Somerford, 329. 1,454 voting papers were received, of which 16 were invalid.

LITERATURE STANDING COMMITTEE : FELLOWS.—*Elected :* John Alfred Gotch, 1,140 votes ; Walter Tapper, 1,027 ; Edwin Stanley Hall, 1,024 ; Major Hubert Christian Corlette, 945 ; Arthur Stratton, 941 ; Martin Shaw Briggs, 892 ; Charles Harrison Townsend, 884 ; Harry Bulkeley Creswell, 809 ; Charles Sydney Spooner, 803 ; David Theodore Fyfe, 799.——*Not Elected :* William Henry Ward, 772 ; Stanley Churchill Ramsey, 747 ; Basil Oliver, 616 ; William Henry Ansell, 596 ; Matthew James Dawson, 585 ; Arthur Hamilton Moberly, 492. 1,454 voting papers were received, of which 44 were invalid.

LITERATURE STANDING COMMITTEE : ASSOCIATES.—*Elected :* John Alan Slater, 1,100 votes ; John Hubert Worthington, 1,091 ; George Drysdale, 1,044 ; Harold Chalton Bradshaw, 1,035 ; Charles Cowles-Voysey, 998 ; Arthur Trystan Edwards, 959.——*Not Elected :* Charles Edward Sayer, 791 ; Leonard Arthur Culliford, 634. 1,454 voting papers were received, of which 26 were invalid.

PRACTICE STANDING COMMITTEE : FELLOWS.—*Elected :* Arthur Keen, 1,064 votes ; Henry Victor Ashley, 883 ; Thomas Ridley Milburn, 765 ; Max Clarke, 731 ; Sydney Perks, 706 ; George Hastwell Grayson, 688 ; William Gillbee Scott, 681 ; Francis Jones, 666 ; George Topham Forrest, 644 ; William George Hunt, 611.——*Not Elected :* William Henry White, 604 ; Percival Maurice Fraser, 547 ; Digby Lewis Solomon, 545 ; Allan Ovenden Collard, 539 ; Delissa Joseph, 534 ; William Henry Atkin-Berry, 510 ; Herbert Shepherd, 489 ; Harry Teather, 457 ; James Ernest Franck, 347 ; Charles Nicholas, 345 ; Henry Albert Saul, 335 ; Charles Johns Mole, 210. 1,454 voting papers were received, of which 67 were invalid.

PRACTICE STANDING COMMITTEE : ASSOCIATES.—*Elected :* Horace William Cubitt, 1,130 votes ; Gilbert Scott Cockrill, 1,050 ; Herbert Arthur Welch, 969 ; John Douglas Scott, 967 ; George Leonard Elkington, 960 ; Charles Woodward, 910.——*Not Elected :* Percival William Hawkins, 767 ; Charles Benjamin Smith, 736. 1,454 voting papers were received, of which 29 were invalid.

SCIENCE STANDING COMMITTEE : FELLOWS.—*Elected :* William Alfred Pite, 1,299 votes ; Professor Ravenscroft Elsey Smith, 1,296 ; Alan Edward Munby, 1,255 ; William Edward Vernon Crompton, 1,240 ; Francis George Fielder Hooper, 1,239 ; John Edward Dixon-Spain, 1,230 ; George Reginald Farrow, 1,204 ; Raymond Unwin, 1,116 ; Walter Robert Jaggard, 1,109 ; Thomas Penberthy Bennett, 1,039.——*Not Elected :* Algernon Sydney Richard Ley, 864. 1,454 voting papers were received, of which 24 were invalid.

SCIENCE STANDING COMMITTEE : ASSOCIATES.—Robert John Angel (unopposed) ; Hope Bagenal (unopposed) ; Henry William Burrows (unopposed) ; Harry Valentine Milnes Emerson (unopposed) ; John Hatton Markham (unopposed) ; Harvey Robert Sayer (unopposed).

Scrutineers.—Henry Lovegrove (Chairman), Robert Lowry, F. T. W. Goldsmith, Lionel U. Grace, T. Frank Green, Ernest G. Allen, Sydney Tatchell.

ELECTION OF OFFICERS 1923–4.

Notes by the Scrutineers.

1,768 papers were received for the Council ; 1,450 for the Standing Committees.

It is suggested that in future years the instructions for voting be printed on a separate sheet and not on the backs of the several papers.

That the lists of the nominations for the Standing Committees be printed on two sheets, with perforation in the middle, so that they can be torn into four half-sheets, thus expediting the counting and preventing some votings being invalid.

Large number of votes lost by more than the permissible number being voted for, apparently due to crossing out the opposing block without realising that an " independent " is also included in nominations.

The unusual condition of a contest for the Presidency has resulted in many not voting at all or leaving one name crossed in pencil only and not inked over, a change in the position of the line dividing title or heading of paper from nomination lists is suggested to obviate this in future.

Any writing on the paper invalidates the whole paper ; there were an unusual number which were rejected on this account.

One cancelled for having identification number inserted.

All the Enumerators but one attended the whole time, the Scrutineers were able to relieve each other, and the Chairman was able to arrange to be present for the whole of both days except for an hour on the afternoon of the first day.

The whole body gave careful attention to the work.

11 June 1923. HENRY LOVEGROVE,

To the Secretary of the *Chairman.*

Royal Institute of British Architects.

Competitions

It has been decided that Members and Licentiates of the Royal Institute must not take part in the following competitions :—

Fauldhouse Infant School Competition.

Yeovil Burial Ground Lay-out Competition.

Largs Pavilion Competition.

PROPOSED SUNDAY SCHOOL COMPETITION, TWICKENHAM.

Members and Licentiates of the Royal Institute of British Architects must not take part in the above Competition because the conditions are not in accordance with the published regulations of the Royal Institute for Architectural Competitions.

CITY OF HULL.

The Lord Mayor and Corporation of the City of Hull invite designs for the erection of a cenotaph on a site in Paragon Square belonging to the Corporation. Conditions of the competition, together with a plan of the site, will be supplied by the Town Clerk after 18 June, on receipt of a cheque for one guinea, which deposit will be returned to competitors on receipt of a bona-fide design. The estimated cost of the work amounts to £4,000, and premiums of £150, £75, and £50 are offered for the designs placed first, second, and third respectively. The assessor is Mr. Stanley Hamp, F.R.I.B.A., whose decision will be final.

MR. J. GRAHAM FAIRLEY [*F.*].

Mr. J. Graham Fairley [*F.*], of Portobello, has been awarded a bronze medal for architecture at the present Salon Exhibition in Paris.

Notices

THE SIXTEENTH GENERAL MEETING.

The Sixteenth General Meeting (Ordinary) of the Session 1922–1923 will be held on Monday, 25 June 1923, at 8.30 p.m., for the following purposes :—

To read the minutes of the Fifteenth General Meeting (Business) held on 11 June 1923 ; formally to admit Members attending for the first time since their election.

To present the Royal Gold Medal to Sir John James Burnet, A.R.A., R.S.A., Hon. LL.D.

VISIT ARRANGED BY THE ART STANDING COMMITTEE.

A visit has been arranged, by the kind permission of His Majesty's Office of Works, to the new Pensions Building at Acton, on Saturday afternoon, 30 June 1923.

Members and Licentiates who wish for tickets should apply to the Secretary R.I.B.A. not later than Thursday, 28 June 1923.

ELECTION OF MEMBERS, 3 DECEMBER 1923.

Associates who are eligible and desirous of transferring to the Fellowship Class are reminded that if they wish to take advantage of the Election to take place on 3 December they should send the necessary nomination forms, etc., to the Secretary R.I.B.A., 9 Conduit Street, W.1, not later than 29 September 1923.

Board of Architectural Education

The General Board of the Faculties in the University of Oxford have authorised the course of lectures on " Mediæval Architecture, with special reference to England and France," arranged by the Committee for the Fine Arts to be delivered next winter.

Mr. W. G. Newton, M.C., M.A. (Oxon.), A.R.I.B.A., has been appointed lecturer on the recommendation of the Royal Institute of British Architects.

Mr. Newton, who is a son, and was a partner, of the late Mr. Ernest Newton, R.A., was President of the Architectural Association in 1921. He is now a Member of the Council of the R.I.B.A. and editor of the *Architectural Review*.

Members' Column

COMMENCEMENT OF PRACTICE.

MR. P. EDWIN STEPHENS [*A.*] has commenced practice at Midland Bank Chambers, Market Street, Falmouth (Telephone : Falmouth 263), and would be glad to receive trade catalogues, etc.

PARTNERSHIP WANTED.

ARCHITECT, Associate and F.S.I., having excellent connection, desires partnership with established firm of Architects, owing to insufficient capital to carry out works. Age 36. Replies treated in confidence.—Box 5623, c/o Secretary R.I.B.A., 9 Conduit Street, London, W.1.

PARTNERSHIP WANTED.

F.R.I.B.A. desires partnership in busy office; 28 years' exceptionally wide and varied experience, home (including London) and Continental.—Apply Box 9428, c/o Secretary R.I.B.A., 9 Conduit Street W.1.

OFFICE FURNITURE FOR SALE.

ARCHITECT, retiring from practice about 21 July, desires to dispose of the furniture of a small office, including plan-chest (double elephant size, 8 drawers), trestle table (8 ft. by 5 ft.), writing table with drawers, cupboard, bookcase, drawing boards, T squares, etc.—This furniture may be viewed on application to the Housekeeper, 88 Gower Street, W.C., during ordinary office hours.

OFFICE FITTINGS FOR SALE.

TWO STACKS of seven drawers each, for "Imperial" sheets, 2ft. 6 in. by 2 ft. 9 in. by 2 ft. 10 in., plain deal. One chest of three drawer for "Double Elephant" sheets, 4 ft. by 2 ft. 8 in. by 1 ft. 3½ in., stained and varnished. Price for the three pieces, 12 guineas, carriage forward.—J. B., 8 Montague Road, Richmond, Surrey.

OFFICE TO LET.

A.R.I.B.A., having Offices in "The Temple," desires to let small unfurnished room to an Architect or Quantity Surveyor. Moderate rent.—Apply Box 1263, c/o Secretary R.I.B.A., 9 Conduit Street, W.1.

CHANGE OF ADDRESS.

MR. BASIL B. HOOPER [*A.*] has entered into partnership with Mr. J. W. Rough [*A.*] and is practising at 509 Smith Buildings, Albert Street, Auckland, N.Z.

ASSISTANT ARCHITECT FOR SHANGHAI.

AN ASSISTANT ARCHITECT is required in the Public Works Department of the Shanghai Municipal Council. Particulars regarding qualifications necessary, agreement, salary, etc., can be obtained on application to the Secretary R.I.B.A., 9 Conduit Street, London, W.1.

APPOINTMENT WANTED.

ARCHITECT'S GENERAL ASSISTANT, disengaged, competent to prepare sketch plans and elevations, and make working drawings, details, etc, draft specifications, survey and level, knowledge of church work, with good office routine. Moderate salary.—Apply Box 9029, c/o Secretary R.I.B.A., 9 Conduit Street, W.1.

Minutes XVII

SESSION 1922–1923.

At the Fifteenth General Meeting (Business) of the Session 1922–1923, held on Monday, 11 June 1923, at 8 p.m., Mr. Paul Waterhouse, President, in the chair. The attendance book was signed by 26 Fellows (including 12 members of the Council), and 26 Associates (including 3 members of the Council), and one Licentiate.

The Minutes of the Fourteenth Meeting held on 28 May 1923, having been published in the JOURNAL, were taken as read, confirmed, and signed by the President.

The Secretary announced the decease of :—

Sir Ambrose Poynter, Bart., elected Fellow 1906.

Mr. Albert Edwin Sawday, J.P., O.B.E., elected Associate 1882, Fellow 1891.

Mr. Frank Darling [*F.*], of Toronto, Royal Gold Medallist, 1915.

And on the motion of the President it was RESOLVED that the regrets of the Institute for the loss of these Members be recorded on the Minutes of the Meeting.

The following Members attending for the first time since their election were formally admitted by the President :—

A. R. Dent [*A.*].
H. D. Sugden [*A.*].

The following candidates for membership were elected by show of hands :—

AS FELLOWS (12).

BHEDWAR : SORAB KEIKHUSHRO, B.A. [*A.* 1912], Bombay, India. Proposed by G. Wittet, Thomas S. Gregson, D. W. Ditchburn.

BIRKETT : ISAIAH ROBERT EDMONDSON [*A.* 1886], Manchester. Proposed by Edward Hewitt, Paul Ogden, George Hornblower.

GUNTON : WILLIAM HENRY [*A.* 1910]. Proposed by Alexander G. Bond, Percy Thomas, Sydney Perks.

HARRISON : JAMES STOCKDALE [*A.* 1898], Leicester. Proposed by Arthur H. Hind, Paul Waterhouse, H. V. Lanchester.

HEDGES : WALTER FREDERICK [*A.* 1921], Accra, Gold Coast Colony. Proposed by the Council.

JENKINS : GILBERT HENRY [*Lic.* 1911] (passed Qualifying Examination for Fellowship, 1915). Proposed by the Council.

JEWELL : HARRY HERBERT [*A.* 1920]. Proposed by A. Dunbar Smith, S. B. Caulfield, Owen C. Little.

LOFTHOUSE : JAMES ALFRED ERNEST, M.S.M. [*A.* 1895], Middlesbrough. Proposed by Thomas R. Milburn, W. T. Jones, Charles S. Errington.

LOFTHOUSE : THOMAS ASHTON [*A.* 1893], Middlesbrough. Proposed by W. H. Wood, R. Burns Dick, Charles S. Errington.

MAYHEW : ROBERT HENRY JEWERS, F.S.I. [*A.* 1901]. Proposed by A. S. R. Ley, Max Clarke, Herbert Shepherd.

SUTHERLAND : GEORGE [*A.* 1894], Aberdeen. Proposed by George Watt and the Council.

WIGFULL : JAMES RAGG [*A.* 1892], Sheffield. Proposed by Edward M. Gibbs, W. J. Hale, F. E. Pearce Edwards.

AS ASSOCIATES (58).

BARTON : FRANK JAMES [Special War Examination], Bruton, Somerset. Proposed by Arthur J. Pictor, H. S. W. Stone, Lt.-Col. Peter G. Fry.

BENNETT : FRANK EDGAR [Special War Examination]. Proposed by Charles E. Varndell, Robert Atkinson, Edwin T. Hall.

BLAIN : ROBERT [Special War Examination], Glasgow. Proposed by Professor Charles Gourlay, John Watson, James H. Craigie.

BRADFORD : STANLEY VICTOR, M.C. [Special War Examination]. Proposed by Charles E. Varndell, Charles J. Smithem, H. R. Goodrham.

BRIDGWATER : DEREK LAWLEY [Special War Examination], Birmingham. Proposed by Professor C. H. Reilly, Ernest C. Bewlay and the Council.

BRIGGS : RICHARD WARD, B.A. [Special War Examination], Manchester. Proposed by Percy S. Worthington, Paul Ogden, Isaac Taylor.

BROWN : ALEXANDER WOOD GRAHAM [Special War Exemption], Shanghai, China. Proposed by the Council.

BROWN : JOHN GREY [Special War Examination], Longueuil, Quebec, Canada. Proposed by Professor Percy E. Nobbs, William Carless, Professor Ramsay Traquair.

BUTTON : CHESTER [Special War Examination]. Proposed by the Council.

CLARK : HENRY STANLEY [Special War Examination]. Proposed by G. Topham Forrest, Fredk. R. Hiorns, W. E. Riley.

CROMBIE : ALAN [Special War Examination]. Proposed by Sir John J. Burnet, Oswald P. Milne, Paul Phipps.

FINLAYSON : MALCOLM [Special War Examination], Heidelberg, Victoria, Australia. Proposed by Rodney H. Alsop and the Royal Victorian Institute of Architects.

GODWIN : WILLIAM JEAN THEODORE [Special War Examination]. Proposed by Robert Atkinson, Norman G. Bridgman, Geoffry Lucas.

GRAHAM : RICHARD DAVID [*S.* 1913—Special War Exemption], Belfast. Proposed by Alexr. G. Bond and the Council.

HAILE : WILFRED LETHABY [Special War Examination], Bristol. Proposed by C. F. W. Dening, B. F. G. Wakefield, W. S. Skinner.

HARDIE : JOHN STEWART [Special War Examination], Liverpool. Proposed by Arnold Thornely, T. F. Shepheard, and the Council.

HART : EDWARD GOYEN [Special War Examination], Cape Town, South Africa. Proposed by Franklin K. Kendall, W. Hawke, Albert J. Thompson.

HENDERSON : WILLIAM ALEXANDER, C.M.G., D.S.O. [Special War Examination], Melbourne, Australia. Proposed by Robert J. Haddon, Rodney H. Alsop, Walter R. Butler.

HIGGINSON : FRANK [Special War Examination]. Proposed by Sir Reginald Blomfield, Sir Edwin L. Lutyens, Herbert Baker.

HOWARD : GEORGE GERARD [Special War Examination], Glasgow. Proposed by Professor Charles Gourlay, William J. Blain, David B. Hutton.

HUNT : SPENCER GREY WAKELEY [Special War Examination]. Proposed by Maxwell Ayrton, Sir Edwin L. Lutyens, Gilbert M. Simpson.

ILLSLEY : HUGH PERCIVAL [Special War Examination], Westmount, P.Q., Canada. Proposed by Professor Ramsay Traquair, Professor Percy E. Nobbs, Philip J. Turner.

JEFFREY : JAMES ROWE [Special War Examination], Westmount, P.Q., Canada. Proposed by F. S. Baker, Professor Percy E. Nobbs, and the Council.

JONES : IENAN ROLAND [Special War Examination], Llandudno. Proposed by T. Taliesin Rees, Professor C. H. Reilly, G. A. Humphreys.

KING : WILLIAM [Special War Examination], Northwich, Cheshire. Proposed by A. E. Powles, N. W. Harrison, Frank B. Dunkerley.

KINGSTON : JOHN LYNDHURST, B.Arch. (McGill) [Special War Examination], Ottawa, Canada. Proposed by Professor Percy E. Nobbs, Professor Ramsay Traquair, William Carless.

KIRBY : STUART CAMERON [Special War Examination]. Proposed by Geoffry Lucas, H. V. Lanchester, Robert Atkinson.

LINDLEY : CECIL JAMES WILLIAM [Special War Examination]. Proposed by Arthur J. Pictor, Haydn P. Roberts, A. Morris Butler.

MCKAY : JOHN SIBBALD [Special War Examination], Perth. Proposed by Professor Charles Gourlay, Alexander N. Paterson, William J. Blain.

MACKAY : ROBERT STUART STEPHEN [Special War Examination], Peterhead, Aberdeenshire. Proposed by Robert G. Wilson, junr., John W. Walker, J. A. O. Allan.

MACKEY : NICHOLAS CHARLES [Special War Examination]. Proposed by Maurice E. Webb, Sir Aston Webb, Robert Atkinson.

MARROTTE, EDGAR SAMUEL, B.Arch. (McGill) [Special War Examination], New York City, U.S.A. Proposed by Kenneth G. Rea, Professor Ramsay Traquair, Philip J. Turner.

MARSHALL : FRANCIS WILLIAM [Special War Examination], Birmingham. Proposed by Philip B. Chatwin, Edward Mansell, Edwin F. Reynolds.

MARTIN : MARCUS WILLIAM [Special War Examination], Melbourne, Australia. Proposed by Rodney H. Alsop and the Royal Victorian Institute of Architects.

MEE : CLIFFORD EDMUND [Special War Examination]. Proposed by Thos. E. Collcutt, Stanley Hamp, David Thomson.

MORTON : HUBERT CONRAD [Special War Examination], Wellington, N.Z. Proposed by Robert Atkinson, Charles E. Varndell, Geoffry Lucas.

NESBITT : JOHN KENNETH [Special War Examination], La Tuque, P.Q., Canada. Proposed by Professor Percy E. Nobbs, Professor Ramsay Traquair, William Carless.

NORCLIFFE : ARTHUR JAMES [Special War Examination], Liverpool. Proposed by Gilbert Fraser, E. Bertram Kirby, Edgar Quiggin.

NUNN : JOHN PRICE, B.A. [Special War Examination], Manchester. Proposed by Francis Jones, Percy S. Worthington, Paul Ogden.

PAXTON : NORVAL ROWALLAN, M.C. [Special War Examination], Leeds. Proposed by John Watson, David Salmond, Sydney D. Kitson.

PHILLIPS : HERBERT ERIC [Special War Examination], Hawkes Bay, New Zealand. Proposed by G. W. Allsop, Wm. Crichton, James Hector McKay.

PICTOR : ARTHUR ROBERT DALZEL [Special War Examination], Bruton, Somerset. Proposed by Robert Atkinson, Arthur J. Pictor, George Edw. Withers.

POPE : FRANK KENNERELL, A.R.C.A. [Special War Examination], Weston-super-Mare. Proposed by Professor Beresford Pite, Professor W. R. Lethaby, Alexr. G. Bond.

PRIDEAUX : ARTHUR, M.M. [Special War Examination], Montreal, Canada. Proposed by Professor Percy E. Nobbs, William Carless, Professor Ramsay Traquair.

RADFORD : THEODORE REGINALD [Special War Examination], Exmouth. Proposed by Harbottle Reed, James Jerman, Percy Morris.

ROBERTS : CHARLES HENRY [Special War Examination]. Proposed by Edmund Wimperis, W. B. Simpson, C. Lovett Gill.

SCOTT-WILLIAMS : PERCY [Special War Examination], Melbourne, Australia. Proposed by Rodney H. Alsop and the Royal Victorian Institute of Architects.

SIMMS : HERBERT GEORGE [Special War Examination]. Proposed by Professor C. H. Reilly, John Murray, Sir Henry Tanner.

SIMPSON : SIDNEY [Special War Examination]. Proposed by Maurice E. Webb, Sir Aston Webb, Robert Atkinson.

SMITH : IRWIN GEORGE [Special War Examination]. Proposed by David Thomson, W. Bevan, Christopher W. F. Wheeler.

STOTT : THOMAS [Special War Examination]. Proposed by John H. Woodhouse, Alfred Cox, W. Bevan.

SYMCOX : EDGAR JOHN [Special War Examination]. Proposed by George H. Widdows, Harry G. Watkins, Albert N. Bromley.

WARR : BERNARD GEOFFREY [Special War Examination], Birmingham. Proposed by Edwin F. Reynolds, G. Salway Nicol, W. H. Bidlake.

WEBBER : ERNEST BERRY [Special War Examination]. Proposed by E. Vincent Harris, Professor Beresford Pite, Robert Atkinson.

WIGGS : HENRY ROSS, B.Sc. [Special War Examination], Quebec, P.Q., Canada. Proposed by Professor Ramsay Traquair, Professor Percy E. Nobbs, Philip J. Turner.

WILLIAMS : JOHN CARLTON [Special War Examination], Birmingham. Proposed by W. H. Bidlake, Herbert T. Buckland, William Haywood.

WORT : WILLIAM SIDNEY [Special War Examination], Stamford, Lincs. Proposed by F. J. Lenton, Henry F. Traylen, Wilfrid Bond.

WRIGHT : ALEC THOMAS [Special War Examination], Norwich. Proposed by Edw. T. Boardman, George J. Skipper, Edwin J. Tench.

The Scrutineers' Reports, giving the results of the Annual Elections of Council, the Standing Committees, and the Hon. Auditors, were read, and the President declared the Officers, Members of Council and Standing Committees and Hon. Auditors duly elected in accordance therewith.

Mr. H. G. Fisher [*A.*] stated that, in view of a possible appeal having to be made to the Privy Council with regard to the conduct of the Elections, he wished to enter a protest against the declaration of Election.

On the motion of the Chairman, a vote of thanks was passed by acclamation to the Scrutineers for their labours in connection with the Elections.

The proceedings closed at 8.20 p.m.

R.I.B.A. JOURNAL.

Dates of Publication.—1922: 11th, 25th November; 9th, 23rd December. 1923: 13th, 27th January; 10th, 24th February; 10th, 24th March; 14th, 28th April; 12th May; 2nd, 16th, 30th June; 14th July; 18th August; 22nd September; 20th October.

SIR JOHN J. BURNET, A.R.A., R.S.A., HON. LL.D. (GLASGOW)
ROYAL GOLD MEDALLIST 1923